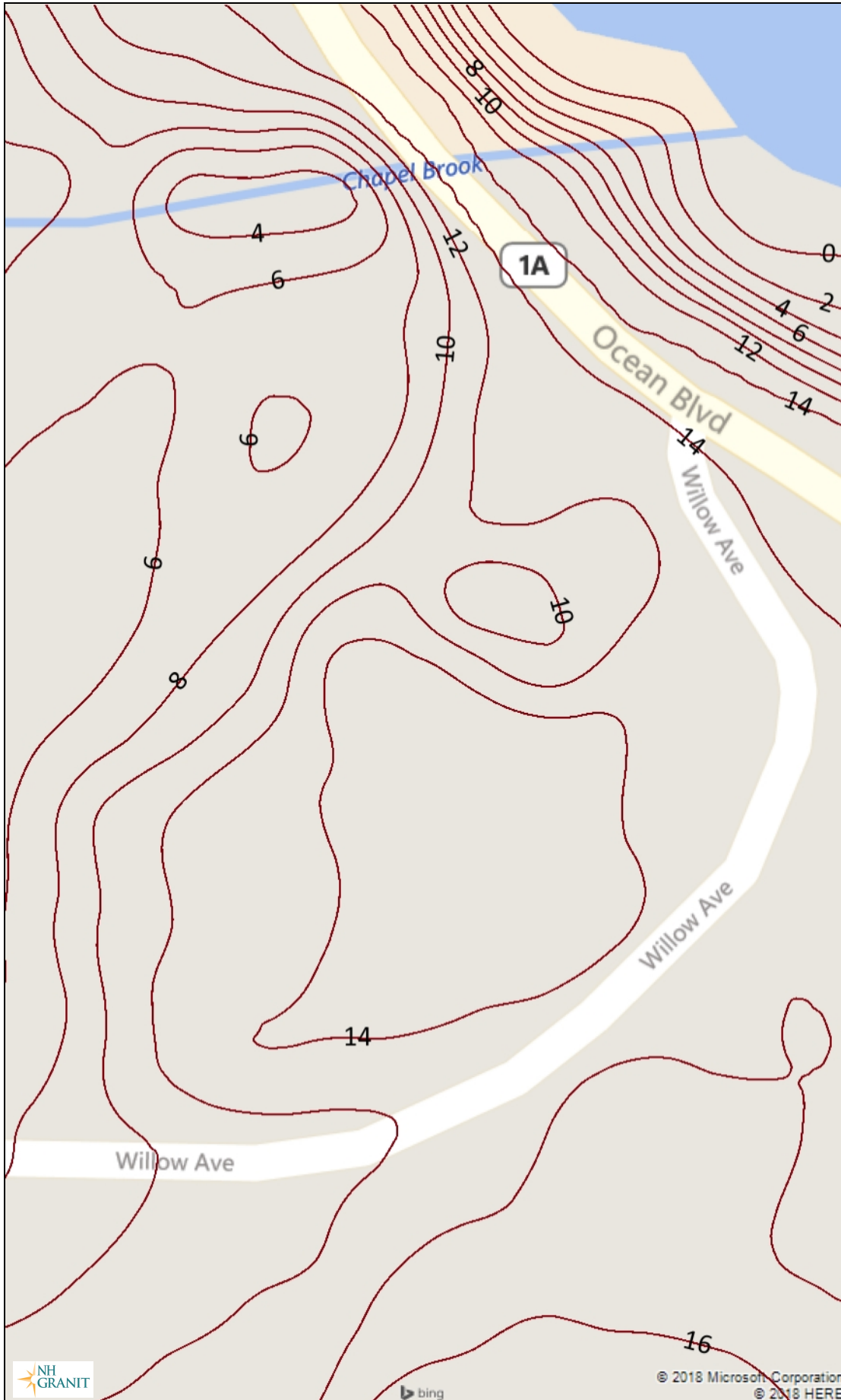


Map by NH GRANIT



Legend

— LiDAR Derived 2-foot contour

Map Scale

1: 812

© NH GRANIT, www.granit.unh.edu

Map Generated: 3/6/2018



Notes



Legend

- LiDAR Derived 2-foot contour
- Red: Band_4
- Green: Band_1
- Blue: Band_2



Map Scale

1: 1,156

© NH GRANIT, www.granit.unh.edu
Map Generated: 3/5/2018



Notes



[DES Home](#)[Data Provider Activities](#)[Data Provider Login](#)**Water - Subsurface Onestop - Application Detail**

Monday, Mar. 5, 2018

[Return to Query](#)[Return to Results](#)

Work Number:	199807605
Status:	APPROVED FOR CONSTRUCTION
Application Type:	CONSTRUCTION
Approval Number:	CA1998014377
Owner Name:	W TURNER PORTER JR
Site Street Address:	WILLOW WILLOW AVENUE NORTH HAMPTON ROCKINGHAM
County:	ROCKINGHAM
Book / Page:	3284 / 2657
Map / Lot:	5 / 9-1
Designer:	RANDALL B JONES PO BOX 219 STRATHAM, NH 03885 PHONE: 603-772-4746
Installer:	
Approval Date:	12/29/1998
Operation Date:	
Do Not Backfill Date:	
Bedrooms:	4
Flow:	825
Approval Conditions	1. THIS APPROVAL IS ONLY VALID WITH OFF LOT WATER SUPPLY. 2. FOUNDATION DRAIN TO OUTLET AT LEAST 75' FROM SYSTEM.
DES Reviewer:	Contact DES at 271-3501

Application Documents:

Total Documents Returned: 0

You will need a PDF reader in order to view any documents. You can download a free reader from [Adobe](#).

Zone VE
(EL 21 Feet)

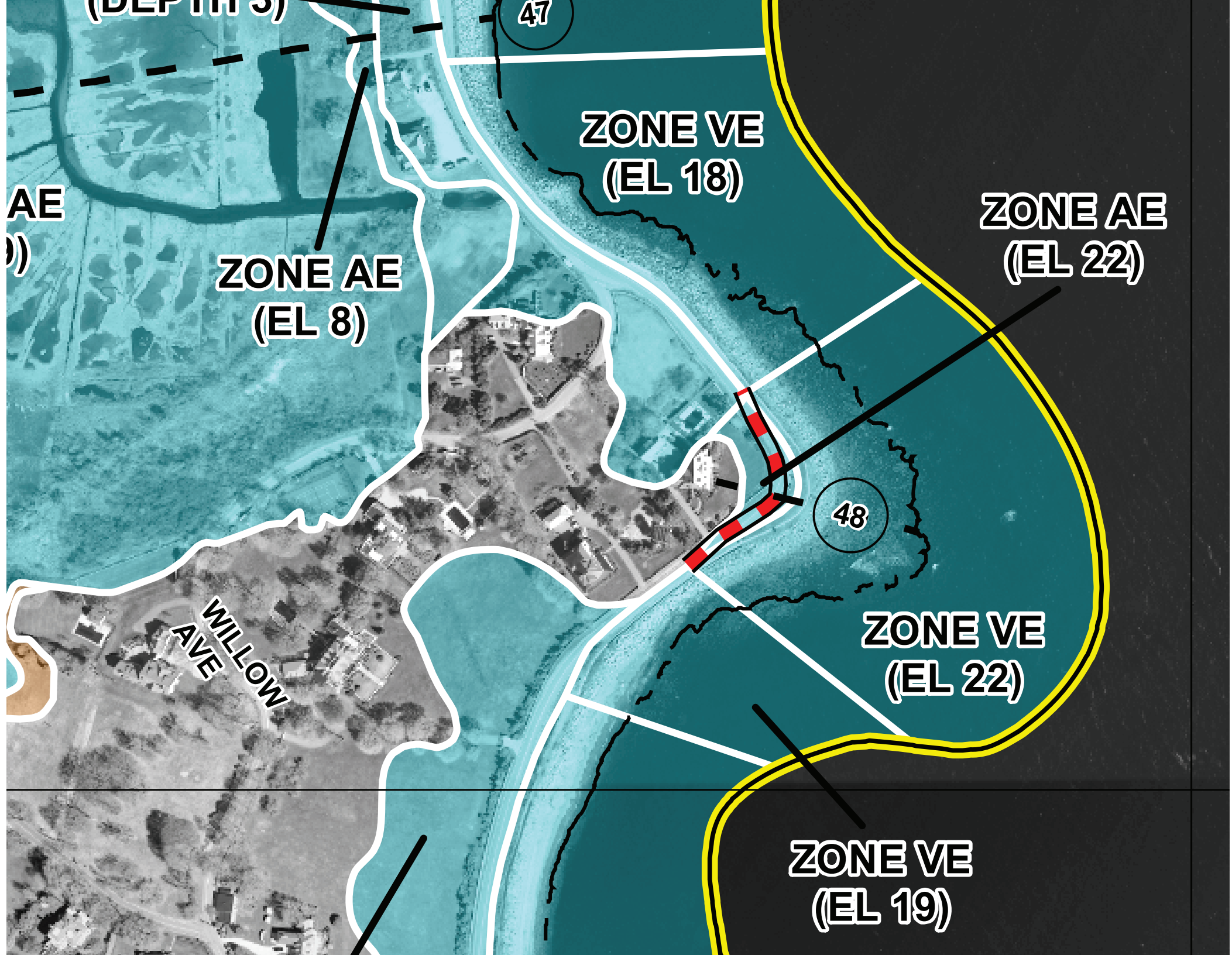
Zone AE
(EL 9 Feet)

3301500434E
eff. 5/17/2015

Zone AO
(DEPTH 1 Feet)

TOWN OF NORTH HAMPTON
330232

AREA OF MINIMAL FLOOD HAZARD
Zone X





Tocky Bialobrzski <tockybialo@gmail.com>

replacement septic design and elevation cert.

1 message

Don Carrier <Don@mcci-nh.com>

Mon, Mar 5, 2018 at 1:20 PM

To: "tockybialo@gmail.com" <tockybialo@gmail.com>

Hi Tocky,

I hope all is well and thank you for the elevation cert for the Roy's.

Friends of mine are close to purchasing an existing home at [34 Willow Ave, N Hampton](#). I believe that the existing system is a tank with a pipe to a stone pit. Would you have time to do an elevation certificate and permitting for a new 6 bedroom system and I'm assuming a Shoreline permit that needs to go along with this? I'm thinking that a traditional stone and pipe system would work well as it is wide open with a gentle slope. If so how much is your fee for this and how long to get full approvals. I would be happy to meet you there. As always, time is of the essence because of their pending P&S agreement.

Thank You!

Don

Cell [603-496-3454](tel:603-496-3454)

Donald Carrier

President

MCCI**Mark Carrier Construction, Inc.**

175 Lincoln Street Suite 101 Manchester, NH 03103

O: [603-627-9506](tel:603-627-9506) | F: [603-647-2270](tel:603-647-2270)don@mcci-nh.com www.mcci-nh.com

34 WILLOW AVE

Location

34 WILLOW AVE

Mblu

005/ 009/ 000/ /

Acct#

003826

Owner

FALZONE MICHAEL

Assessment

\$2,665,100

Appraisal

\$2,665,100

PID

1336

Building Count

1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2013	\$1,341,900	\$1,323,200	\$2,665,100
Assessment			
Valuation Year	Improvements	Land	Total
2013	\$1,341,900	\$1,323,200	\$2,665,100

Owner of Record

Owner

FALZONE MICHAEL

Sale Price

\$0

Co-Owner

FALZONE LAURA J HARPER

Certificate

Address

34 WILLOW AVE
NO HAMPTON, NH 03862

Book & Page

3796/0822

Sale Date

07/02/2002

Instrument

1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FALZONE MICHAEL	\$0		3796/0822	1A	07/02/2002
CASASSA H ALFRED TRUSTEE	\$3,450,000		3528/2834	01	12/21/2000
CASASSA, H ALFRED TRUSTEE	\$0		3374/2751	02	03/12/1999
PORTER, SUSAN B TRUSTEE	\$1,400,000		3284/2656	01	04/14/1998

Building Information

Building 1 : Section 1

Year Built:

1904

Living Area:

7,269

Replacement Cost:

\$2,015,891

Building Percent Good:

66

Replacement Cost
Less Depreciation: \$1,330,500

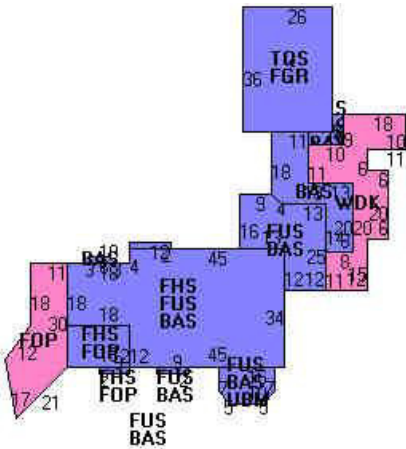
Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	Very Good +50
Stories:	2 1/2 Stories
Occupancy	2
Exterior Wall 1	Stucco on Wood
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Plastered
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bthrms:	4
Total Half Baths:	1
Total Xtra Fixtrs:	3
Total Rooms:	16
Bath Style:	Average
Kitchen Style:	Modern
MH Park	

Building Photo



(http://images.vgsi.com/photos/NorthHamptonNHPhotos//\00\0C

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	3,173	3,173
FUS	Upper Story, Finished	3,008	3,008
TQS	Three Quarter Story	936	702
FAT	Attic, Finished	1,854	371
FHS	Half Story, Finished	30	15
CRL	Crawl Space	540	0
FGR	Garage,Framed	936	0
FOP	Porch, Open	762	0
UBM	Basement, Unfinished	2,500	0
WDK	Deck, Wood	825	0
		14,564	7,269

Extra Features

Extra Features	Legend
----------------	--------

Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	3 UNITS	\$7,500	1
FPO	EXTRA FPL OPEN	3 UNITS	\$2,000	1
GEN	GENERATOR	1 UNIT	\$0	1
KIT	KITCHEN	1 UNITS	\$1,900	1

Land

Land Use		Land Line Valuation	
Use Code	1011	Size (Sqr Feet)	96268
Description	SING/ACCES	Frontage	
Zone	R2	Depth	
Neighborhood	B	Assessed Value	\$1,323,200
Alt Land Appr Category	No	Appraised Value	\$1,323,200

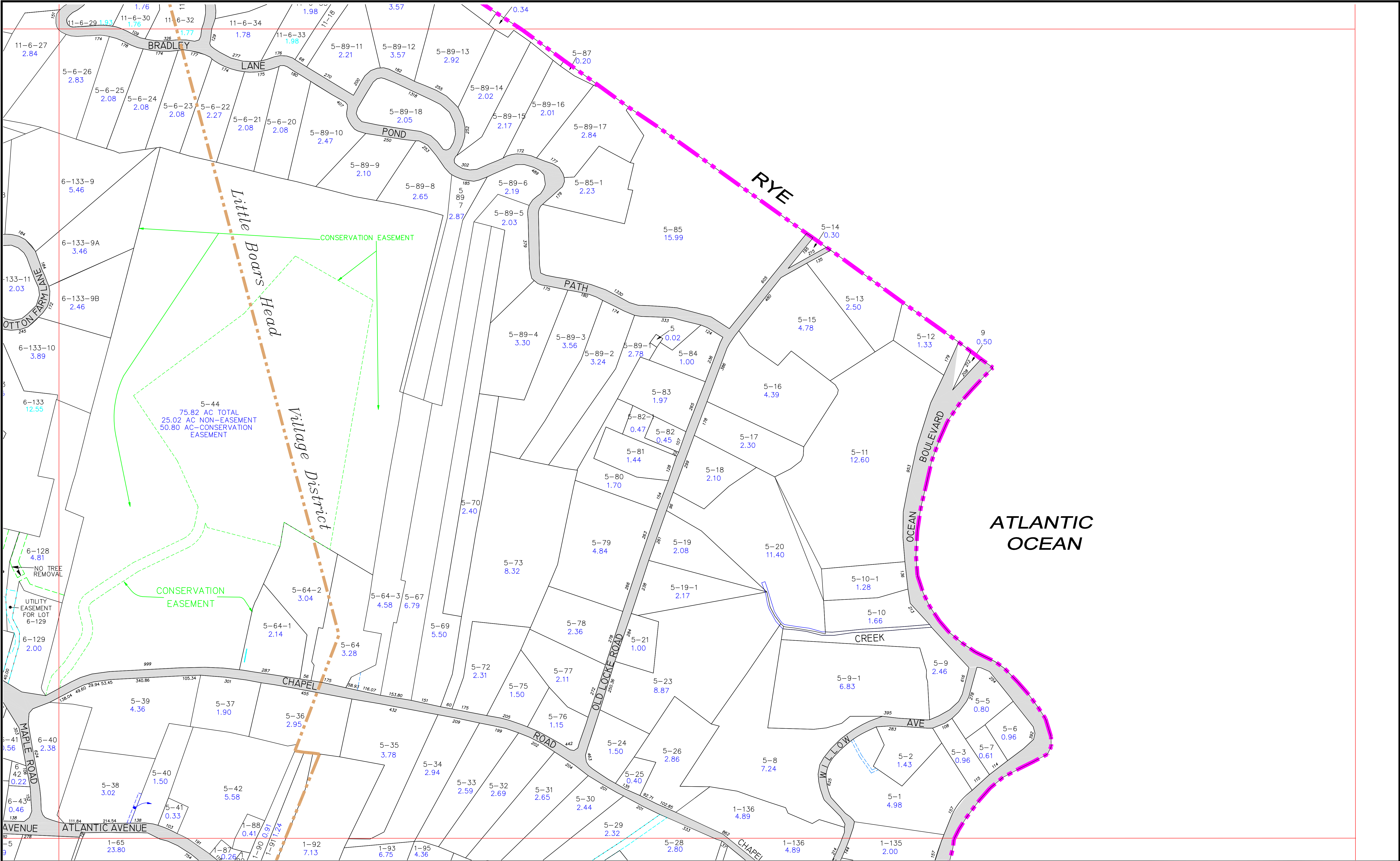
Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$1,498,800	\$2,414,800	\$3,913,600
2014	\$1,498,800	\$2,414,800	\$3,913,600
2013	\$1,498,800	\$2,414,800	\$3,913,600

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$1,498,800	\$2,414,800	\$3,913,600
2014	\$1,498,800	\$2,414,800	\$3,913,600
2013	\$1,498,800	\$2,414,800	\$3,913,600



0035330
Jun 2 3:31 PM '98

LEGEND

- BARBED WIRE FENCE
- STONEWALL
- IRON PIPE FOUND
- IRON PIN TO BE SET
- GRANITE BOUND TO BE SET
- CALCULATED POINT
- PROPERTY LINES
- 3' DRAINAGE DITCH
- TREELINE

MAP 5 LOT 8
N/F PETER AND JOAN FULLER
BK 1591 PAGE 0031 R.C.R.D.

CONSERVATION EASEMENT AREA
AREA PRESUMED TO BE WETLANDS,
BASED ON LAYMAN'S OBSERVATIONS.

FORMER BOSTON AND MAINE RAILROAD
SEE VOLUME 975 PAGE 376 R.C.R.D.

MAP 5 LOT 10
N/F FRANCIS H. EARTHROW, JR.
BK 3175 PAGE 0522 R.C.R.D.

MAP 5 LOT 9
2.21 Acres ±
1.82 acres ± S 42°31'50" E
15.37

MAP 5 LOT 9-1
6.83 Acres ±
1.22 acres ±
FLOOD ZONE D
FLOOD ZONE C

MAP 5 LOT 2
N/F ROBERT A. LEE
BK 3106 PAGE 0174 R.C.R.D.

MAP 5 LOT 3
N/F FRANK AND DOROTHY COLE
BK 2377 PAGE 0731 R.C.R.D.

MAP 5 LOT 5
MARGARET L. FULLER MEMORIAL TRUST
R.C.R.P. #95-0259

WETLAND NOTES

- FOR PURPOSES OF THIS PLAN THE LINE WHICH SEPARATES THE DRAINAGE CLASSES 5 & 6 FROM THE 2,3 & 4 DRAINAGE CLASSES SHALL ACT AS THE DELINEATED WETLAND BOUNDARY.
- WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. ON AUGUST 1997. ACCORDANCE WITH THE STANDARDS OF THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, (JANUARY 1987) DOMINANT HYDRIC SOIL CONDITIONS WITHIN THE WETLANDS WERE IDENTIFIED BY GOVE ENVIRONMENTAL SERVICES, INC. UTILIZING THE CRITERIA OF FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. VERSION 1. MAY 1, 1995.
- DOMINANCE OF WETLAND VEGETATION WAS ASSESSED BY GOVE ENVIRONMENTAL SERVICES, INC. UTILIZING THE NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS 1988 NORTHEAST (REGION 1) (PORTER B. REED, JR.) WETLANDS WERE CLASSIFIED BY GOVE ENVIRONMENTAL SERVICES, INC. UTILIZING THE CRITERIA OF THE U.S. FISH AND WILDLIFE SERVICE MANUAL FWS/OBS-79/31 CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES (COWARDIN ET AL, 1979).

APPROVED - N. HAMPTON, NEW HAMPSHIRE
PLANNING BOARD

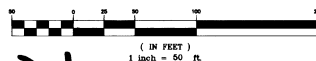
DATE:

MARK WEST, SENIOR WETLAND SCIENTIST
GOVE ENVIRONMENTAL SERVICES

Approved By
North Hampton Planning Board
Date 6/2/98

DATE: 5/28/98

GRAPHIC SCALE



D-26321

I, CERTIFY THAT THIS PLAN IS THE RESULT OF A FIELD SURVEY, COMPLETED WITH A THEODOLITE AND ELECTRONIC DISTANCE METER, THAT WAS CONDUCTED UNDER MY DIRECT SUPERVISION, THE ACCURACY OF THE CLOSED TRAVERSE EXCEEDS THE PRECISION OF 1:15,000.

SIGNED: Douglas S. Wollmar DATE: 5/28/98
DOUGLAS S. WOLLMAR - LICENSED LAND SURVEYOR

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.45	N01°48'57" W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	24.49	97.13
C2	21.28	97.13

3	5/28/98	LOT LINE ADJUSTMENT	DW
2	4/15/98	MINOR LOT LINE REVISION	DW
1	1/30/98	WETLANDS CRITERIA	PRWH
0	1/29/98	ISSUED FOR APPROVAL	DW
NO. DATE		REVISION	
1	DW	KAS	DESIGNED
2	DW	REB	CHECKED
3	DW	APPROVED	DRAWN



J/B

W. TURNER PORTER, JR. 102 ATLANTIC AVENUE, N. HAMPTON, N.H.	
SUBDIVISION PLAN MAP 5 LOT 9 34 WILLOW AVE, NORTH HAMPTON, N.H.	
JONES & BEACH ENGINEERS, INC. 85 PORTSMOUTH AVENUE STRATHAM, N.H. 03885 PHONE 772-4746 FAX 772-0227	DRAWING NO. A1
SCALE: 1" = 50'	DATE: 1/29/98
FILE: WILLOW	REV. 1
SHEET NO. 1 OF 1	

GRANT CONSTRUCTION LIC# 2377
372 PARKER MOUNTAIN ROAD, BARRINGTON, NH 03825 (603) 664-2529

Septic System Inspection:

By: Ken Grant

Date: Feb 9th 15, 2018

Name Jerald & Jane Gnazzo Location 34 Willow Rd, North Hampton NH

By performing this inspection, we are able to determine the general condition of the septic system, but we cannot predict how long the septic system will continue to work. The inspection and report is based upon observations of the conditions that existed only at the time of the inspection. The condition of this system can change as early as 24 hours; this is an inspection and not a guarantee. Intended for an active working system before tank pumping.

State Construction Approval unknown

Type of system Crushed stones & pipe System condition Old, depleted. In failed working order.

Leachfield grade allows storm runoff Topsoil 5" Fill 15" loamy rocky sand

Construction 12"± crushed stones w/ 4" perforated pipe embedded

Black Sand/stones yes - flooded bed Leachate water 6"± flooding top of stones bed Vent No

Separate drain area for other appliances None seen

Septic tank Concrete Size 1500 gallons

Inlet baffle Missing Outlet baffle pipe tee Root growth Minor

Condition Structure shows No breaks except influent baffle Pumping yes

Inlet pipe 4" c/I / possible clay Outlet pipe 4" pvc / orange boro Covers O.K.

Operating level meets design intent; 2-3" below inlet and at invert of outlet No

Tank installed level yes Backup/overcharge yes Tank outlet filter No

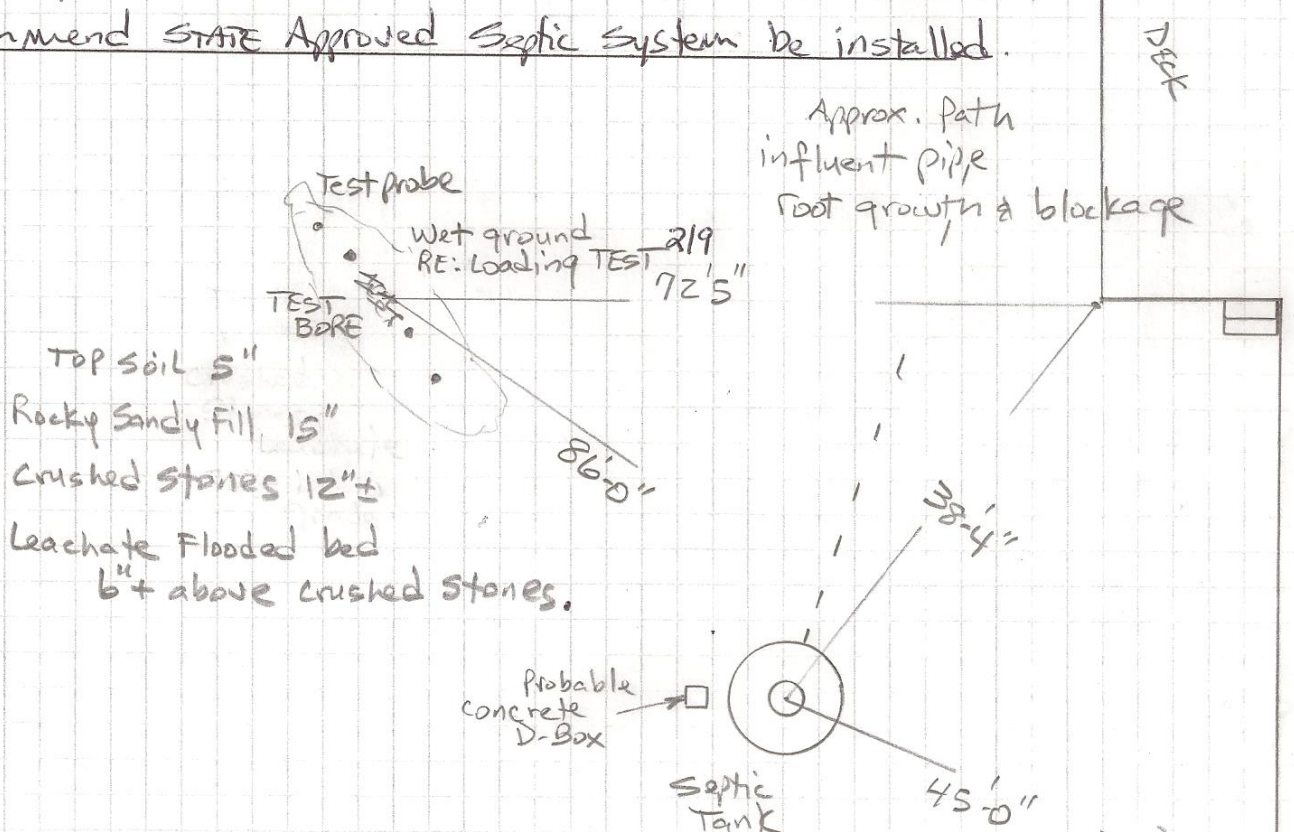
Pump up system No Working order N/A Alarm No

2/9 Loading test shows piping from house flooded and backed up.

EDA (leach bed) Probable stone bed or stone trench system.

2/15 Existing conditions. No load test shows depleted: flooded leach area.

Recommend STATE Approved Septic System be installed.



Waterfront Property Site Assessment Study

For the
Michael A. & Laura J. Harper Falzone Property
34 Willow Avenue, North Hampton, NH
Tax Map 5, Lot 9

May 19, 2014

Faretra Septic Design, LLC
181 Gile Road, Nottingham, NH 03290
603-659-6556
sjfaretra@comcast.net



THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF ENVIRONMENTAL SERVICES
LAND RESOURCES MANAGEMENT
SUBSURFACE SYSTEMS BUREAU
29 Hazen Drive, PO Box 95, Concord, NH 03302-0095
Phone: (603) 271-3501 Fax: (603) 271-6683

Website: <http://des.nh.gov/organization/divisions/water/ssb/index.htm>



WATERFRONT PROPERTY SITE ASSESSMENT FORM

RSA 485-A:39 / ENV-WQ 1025

1. SELLER		
NAME: Michael A. Falzone and Laura J. Harper Falzone		
MAILING ADDRESS: 34 Willow Avenue		
TOWN/CITY: North Hampton	STATE: NH	ZIPCODE: 03862
2. AGENT		
NAME: Allan B. Rogers Jr. of Bentley By The Sea Real Estate		
MAILING ADDRESS: 86 Lafayette Road		
TOWN: North Hampton	STATE: NH	ZIPCODE: 03862
3. SITE ASSESSOR (DESIGNER)		
DESIGNER NAME: Susan J. Faretra	DESIGNER PERMIT NUMBER: 946	
P.E. NAME (ISDS over 2500GPD): n/a	P.E. NUMBER: n/a	
ADDRESS: Faretra Septic Design, LLC		181 Gile Road
TOWN/CITY: Nottingham	STATE: NH	ZIPCODE: 03290
4. LOT LOCATION		
TAX MAP: 5	LOT NUMBER: 9	SUBDIVISION NAME: n/a
STREET ADDRESS: 34 Willow Avenue		TOWN/CITY: No. Hampton
5. LOT DESCRIPTION		
STRUCTURES: Year-round home across from Atlantic Ocean and abutting tidal creek		
NUMBER OF BEDROOMS: 5		
6. ABUTTERS IF KNOWN (ATTACH ADDITIONAL SHEET IF NECESSARY)		
NAME: abutting lot 5-9-1 also owned by sellers	ADDRESS:	
NAME: Philip & Deborah Gelston (Lot 5-8)	ADDRESS: 24 Willow Ave., No. Hampton, NH 03862	
NAME:	ADDRESS:	
7. LOT CHARACTERISTICS		
LOT SIZE: 2.21 Acres	SLOPE: 3-8%	LOADING CAPACITY: 3,820 gallons per day
WATER SUPPLY: <input type="checkbox"/> WELL ON LOT / <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY / OTHER:		

SOIL TYPE* Majority of lot is 510B - Hoosic Gravelly Fine Sandy Loam

* From US Natural Resources Conservation Service maps or actual data if available *:

ESTIMATED SEASONAL HIGH WATER TABLE*: greater than 60"

SCOPE OF REVIEW (Materials reviewed, if any): Town files; NHDES inquiry; Registry of Deeds

DATE OF ON SITE INVESTIGATION: 4/3/2014

DESIGNER'S ASSESSMENT OF SITE FOR CURRENT USE AND IF THE SITE CAN SUPPORT A SYSTEM MEETING CURRENT STANDARDS (attach a separate sheet for additional comments): - see attached report

8. PRESENT SEWAGE DISPOSAL SYSTEM

A. DOES THE PROPERTY CURRENTLY HAVE ANY SEWAGE DISPOSAL SYSTEM? ☒ YES ☐ NO

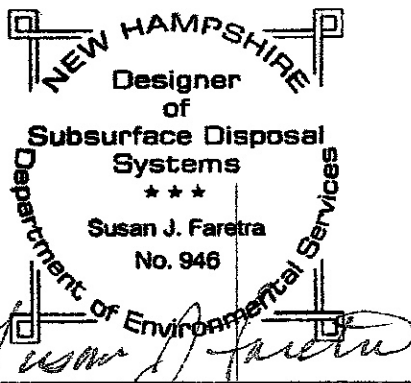
B. IF YES, IS THE SYSTEM STATE APPROVED? ☐ YES ☒ NO

NOTE: Env-Ws 1022.03 provides that "Holding tanks shall not be approved except as a replacement for an existing system in failure when no other means of disposal is practical." Holding tanks are not approved for new construction or for expansion of existing structures.

If **YES**, a copy of the approved plan, construction approval, and operational approval must be attached to the original of this form. Also, an 8 1/2" x 11" sketch to scale or with dimensions shown of the lot, approximate property lines and locations of abutter's septic systems and wells (within 75' well radius), if known, must be attached.

If **NO**, supply all available information on the type, capacity, age, and location of the system, and include an 8 1/2" x 11" sketch to scale or with dimensions shown of the property and the location of the system. Also, an 8 1/2" x 11" sketch to scale or with dimensions shown of the lot, approximate property lines, and approximate locations of abutter's septic systems and wells (within 75' well radius), or if known, must be attached.

9. DESIGNER (SITE ASSESSOR) STAMP AND DATE (** Required)



ASSESSMENT DATE: 5/19/14

10. SIGNATURES (**Required)

The undersigned certify that we have reviewed this Site Assessment Form and understand the information contained herein and that we have received a copy of this Site Assessment Form.

BUYER:

DATE:

SELLER:

DATE:

Faretra Septic Design, LLC
181 Gile Road
Nottingham, NH 03290

Office: 603.659.6556
Cell: 603.793.6530
Fax: 603.659.6556
sjfaretra@comcast.net

**The Waterfront Property Site Assessment Report Attachment
For
Michael A. Falzone and Laura J. Harper Falzone
May 19, 2014
Site: 34 Willow Avenue, North Hampton, NH**

Overview

The purpose of the Waterfront Property Site Assessment Study is to determine whether the developed waterfront property with on-site sewage disposal meets the standards for an Individual Sewage Disposal System (ISDS) as established in Env-Wq 1000 which is the New Hampshire Department of Environmental Services (NHDES) Subdivision and Individual Sewage Disposal System Design Rules. Developed waterfront property, for this study, includes properties where any portion of the property is within 200' of a fresh water body greater than 10 acres, coastal water bodies and larger or protected rivers as defined in RSA 483-B:4.

The rules specifically require the assessor's opinion as to whether the site can support a system meeting specifications for new construction or expanded use. Expansion of use is the increase of sewage loading, such as increasing the number of bedrooms, adding a new use to a commercial structure, adding a commercial use to a residential structure, changing a residential structure to commercial use and commencing full time occupancy of a structure that previously had not been occupied full time. The rules state that *no waivers are allowed to the Env-Wq 1000 rules to accommodate any expansion of an existing use or conversion to full time occupancy.* (Some minimal waivers may be granted at the discretion of NHDES).

NHDES and local authorities will, in most cases, grant waivers to design requirements in situations where a sewage disposal system is to be replaced or has failed and the objective is to design a replacement system that perpetuates the existing use of the property.

NHDES allows the expansion, relocating or replacement of a structure (structure only, does not include increase of sewage loading or change of use) without a *new* design Construction Approval (CA) and design installation Operational Approval (OA) from the Subsurface Bureau if the lot received both a Construction and Operational Approval from the department within 20 years of the date of an issuance of a building permit for the proposed expansion, relocation or replacement. If the property is non-residential, the same applies, as long as certain specific waivers were not involved in the original permitting (*local rules may override this state regulation*). If there is not a CA or OA within the 20 year period, a new design approval is required that meets Env-Wq 1000 rules.

The scope of this report is limited to current NHDES Individual Sewage Disposal System Design Rules as of the date of this report. The requirements of the Waterfront Site Assessment Study do not include assessing possible local regulatory considerations or existing septic system inspection or evaluation. Final determination of a site's potential must include all appropriate regulatory review, planning, testing and application submission to and approval from relevant regulatory authorities, as necessary.

Attachment A – Item 7

Item 7 - Loading Capacity Calculations:

Loading Capacity is the gallons per day sewage treatment capacity of a property. The loading capacity is based on the types of soil present on the site and the area of those soils in acres or portion of acres. The types of soils, ranging from excessively drained (Group 1) to very poorly drained (Group 6), are categorized in groups by NHDES and each group given gallons per day treatment capacities. Lot area within 75 feet of an on-site well (Protective Well Radius), very poorly drained soils, surface water and ledge outcrops, if present, are excluded in calculating the lot loading.

NHDES Soil Group 1 is used in these calculations for this property based on the review of the NRCS Web Soil Survey. Only upland were used in the calculations. These lot loading calculations could be refined with additional information derived from a complete wetlands delineation and on-site soil testing (test pits).

NHDES Soil Group 1 with A/B slope = 2000 GPD*/Acre *GPD = Gallons Per Day

Gross Lot Size = 2.21 Acres (per Town Records via Vision Appraisal)

Total Area of Upland Soils = 1.91 Acres (estimated)

1.91 Acres X 2000 GPD/Acre = 3,820 GPD loading capacity (estimated) ✓

3,820 GPD / 150 GPD per bedroom = 25.4 bedroom capacity (5 bedroom capacity is 750 GPD)

For larger lots, the "Loading Capacity" may appear to be very high. *The limiting factor in these situations is often the availability of a suitable leaching site that meets all current state and local setbacks, standards for new construction, deed restrictions and local zoning issues.*

How loading capacity can be utilized: In residential applications, design flow volume is calculated at 150 GPD per bedroom in the structure and a one bedroom apartment is calculated at 225 GPD.

In commercial applications, such as retail uses and restaurants, the loading capacity can be utilized in a number of different ways, depending on the use. As an example, a dry goods store design flow volume can be calculated at 5 GPD per 100 square foot area, whereas a paper service restaurant that would use more water is calculated at 20 GPD per seat plus 35 GPD per employee. NHDES supplies a table listing design flow volume figures for varying uses in the New Hampshire Department of Environmental Services (NHDES) Subdivision and Individual Sewage Disposal System Design Rules, Env-Wq 1000, under Table 1008-1.

Item 7 - Designer's Assessment of Site for Current Use of System and if the Site Can Support a System Meeting Current Standards:

Current Use of Site:

There were no apparent signs of system failure during the site walk, conducted 4/3/2014, so the site appears to be adequate for the current use of the system.

The current use of the site is as a 5-bedroom year round home with NHDES loading of 750 gallons per day. According to a survey plan on file with the Rockingham County Registry of Deeds (Plan Number 26321), the existing septic system is located behind the home. No further information was found during online NHDES research, review of town records and conversation with the current septic system maintenance company. According to the current

septic system maintenance company, who pumps and maintains the tank, as of the last site visit the tank appeared to be in good working order.

Potential Use of Site:

There appears to be sufficient area where the NHDES required 75' separation of effluent disposal area (septic system leach field) to surface water could easily be met. A state conforming effluent disposal area may be able to be designed in this area.

Note: Setbacks shown on Scaled Sketch (attached) may change when actual on-site wetlands delineations are conducted and field located. This would determine if any poorly drained soils were present in the low area of the lot nearing the brook. This determination will be required prior to submitting any state and local septic system permit applications. Also, Flood Zone determination, Town of North Hampton Regulations and full deed and survey plan review should be considered in designing a new system or structures for this property.

A State and locally approvable location for a new system may allow for partial or total redevelopment of the lot if the proposed changes are kept within the lot's loading capacity and meet town and state requirements.

Conclusion: This site appears to meet the standards for an Individual Sewage Disposal System (ISDS) as established in the New Hampshire Department of Environmental Services (NHDES) Subdivision and Individual Sewage Disposal System Design Rules, Env-Wq 1000 because it may be possible to design a sewage disposal system meeting specifications for new construction.

NHDES and local authorities will often, grant waivers if necessary, to design requirements in situations where an existing sewage disposal system has failed and the objective is to design a replacement system that perpetuates the existing use of the existing structure.

This property falls under NHDES jurisdictions as listed below as well as regulations under the town of North Hampton. Town regulations are generally stricter than State, and must be carefully considered in planning for this property.

New Hampshire Department of Environmental Services Subdivision and Individual Sewage Disposal System Design Rules (Env-Wq 1000), as well as other relevant information can be found on the NHDES Subsurface Systems Bureau website at:
<http://des.nh.gov/organization/divisions/water/ssb/index.htm>

NH Wetlands Bureau: All land on the banks of lakes, rivers and ponds as well as flats, marshes, swamps, jurisdictional wetlands and land within 100' of the "highest observable tide line" of tidal waters fall under the jurisdiction of the NHDES Wetlands Bureau under RSA 482-A and requires a **Wetlands Bureau Permit** prior to any site disturbance or construction. Additional Information is available at:

<http://des.nh.gov/organization/divisions/water/wetlands/index.htm>

NH Shoreland Protection Program: All land within 250' of the Protected Shoreland comes under the jurisdiction of the Shoreland Water Quality Protection Act; RSA 483-B. Protected Shorelands includes all lakes, 10+acre ponds and impounded areas, all tidal water, large rivers ("Fourth Order") and Designated Rivers. A **Shoreland Permit** is required for any construction, addition of impervious surface or site development/redevelopment. Additional Information is available at:

<http://des.nh.gov/organization/divisions/water/wetlands/cspa/index.htm>



RSA 483-B

Shoreland Water Quality Protection Act (SWQPA)

A Summary of the Standards

A **STATE SHORELAND PERMIT** is required for most new construction, excavation and filling activities within the Protected Shoreland. (See definitions below) Forest management not associated with shoreland development or land conversion and conducted in compliance with RSA 227-I:9 and agricultural activities and operations defined in RSA 21:34-a and governed by RSA 430 are exempt from the provisions of the SWQPA. Projects that receive a permit under RSA 482-A, e.g., beaches and retaining walls do not require a shoreland permit. A complete list of activities that *do not* require a shoreland permit can be found on the [Shoreland Program Page](#) by visiting www.des.nh.gov.

250 feet from Reference Line — THE PROTECTED SHORELAND:

Impervious Surface Area Limitation. If a homeowner or developer wishes to exceed 30% impervious surface coverage of the area of the lot within the protected shoreland, a stormwater management system designed and certified by a professional engineer that will not concentrate stormwater runoff or contribute to erosion must be implemented and if any grid segment within the waterfront buffer does not meet the minimum required 50 point tree, sapling, shrub and groundcover score, each deficient grid segment must be planted with additional vegetation to at least achieve the minimum required score. If a homeowner or developer wishes to exceed 20% impervious area, a stormwater management plan must be implemented to infiltrate increased stormwater from development.

Other Restrictions/ Notes:

- ❑ No establishment/expansion of salt storage yards, auto junk yards, solid waste and hazardous waste facilities.
- ❑ Setback requirements for all new septic systems are determined by soil characteristics.
 - 75 feet for rivers and areas where there is no restrictive layer within 18 inches and where the soil down gradient is not porous sand and gravel (perc > 2 min.).
 - 100 feet for soils with a restrictive layer within 18 inches of the natural soil surface.
 - 125 feet where the soil down gradient of the leachfield is porous sand and gravel (perc rate equal to or faster than 2min/in.).
- ❑ In accordance with RSA 485-A, when selling developed waterfront property, a *Site Assessment Study* is required for all properties with on-site septic that are contiguous to or within 200 feet of waterbodies jurisdiction under the SWQPA. For more information relative to site assessments, contact the NH Subsurface Systems Bureau at (603) 271-3711.
- ❑ In accordance with RSA 485-A:17, an Alteration of Terrain Permit is required for any project that proposes to disturb more than 50,000 sq ft of contiguous terrain if any portion of the project is within the protected shoreland or disturbs an area having a grade of 25% or greater within 50 feet of any surface water.

150 feet from Reference Line — NATURAL WOODLAND BUFFER LIMITATIONS:

- ❑ At least 25 percent of the area between 50 feet and 150 feet from the reference line must be maintained in an unaltered state.

50 feet from Reference Line — WATERFRONT BUFFER and PRIMARY BUILDING SETBACK:

- ❑ All primary structures must be set back at least 50 feet from the reference line. Towns may maintain or enact greater setbacks.
- ❑ Within 50 feet from the reference line, a waterfront buffer must be maintained. Within the waterfront buffer, tree coverage is managed with a 50 x 50 foot grid and point system. Trees and saplings may be removed provided the sum score of the remaining trees, saplings, shrubs and groundcover within the affected grid segment is at least 50 points. (see Vegetation Maintenance within the Protected Shoreland FACT SHEET)
- ❑ No natural ground cover shall be removed except for a footpath to the water that does not exceed 6 feet in width and does not concentrate stormwater or contribute to erosion.
- ❑ Natural ground cover must remain intact. No cutting or removal of vegetation below 3 feet in height (excluding previously existing lawns and landscaped areas). Stumps, roots, and rocks must remain intact in and on the ground unless specifically approved by the department.
- ❑ Pesticide and herbicide applications can be applied by a licensed applicator only.
- ❑ Only low phosphorus, slow release nitrogen fertilizer can be used beyond 25 feet of the reference line. Only limestone may be used within 25 feet of the reference line.

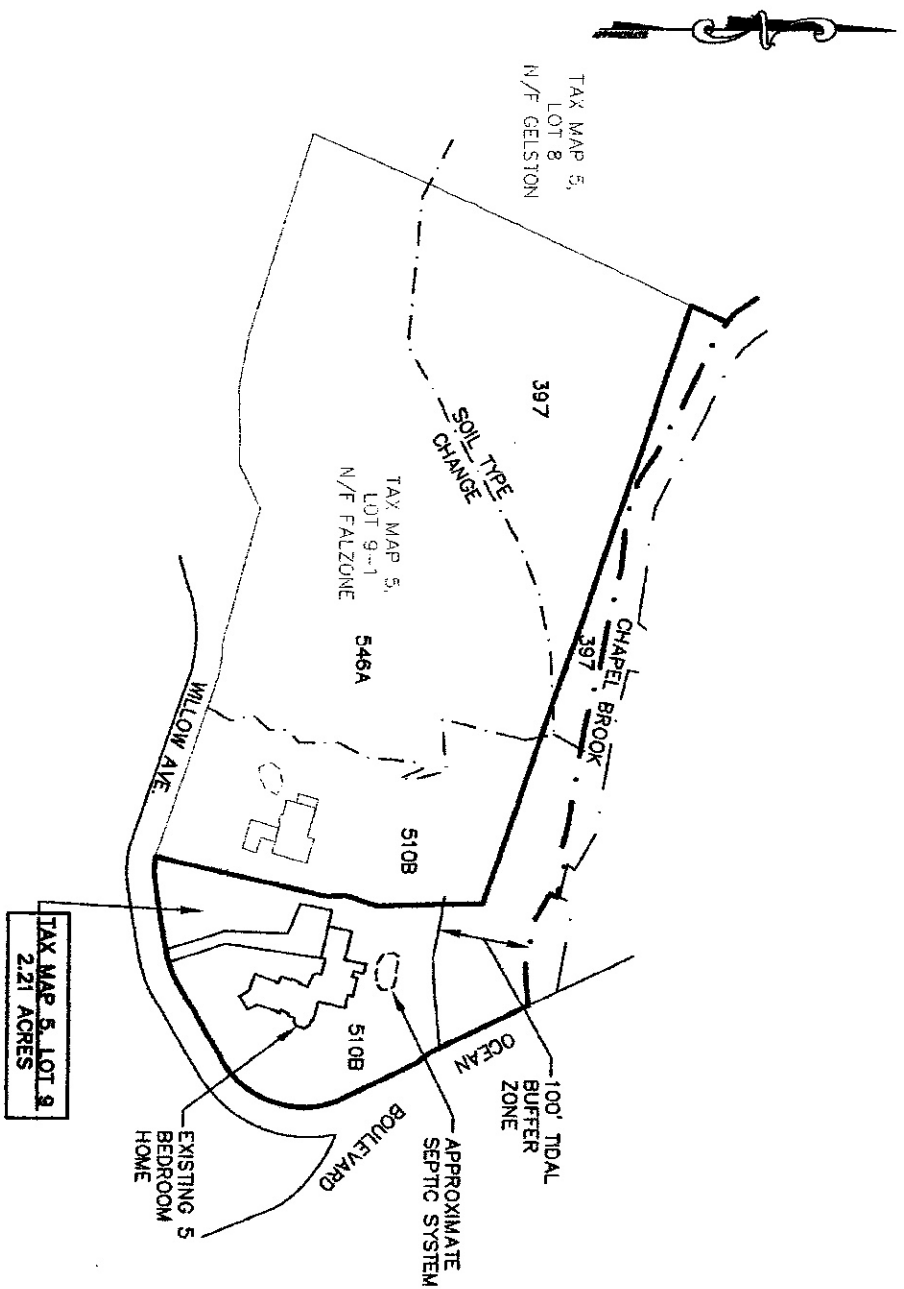
"REFERENCE LINE" - The reference line is the point from which setbacks are determined. For *coastal waters* it is the highest observable tide line; for *rivers* it is the ordinary high water mark and for *lakes and ponds* it is the surface elevation listed on the Consolidated List of Waterbodies subject to the SWQPA.

"CONSTRUCTION" - Erecting, reconstructing or altering any structure(s) that result in an increase in impervious area.

"EXCAVATION" - To dig, remove, or form a cavity or hole within the ground with mechanized equipment.

"FILL" - To place or deposit materials such as rocks, soil, gravel, sand or other such materials.

"UNALTERED STATE" - vegetation allowed to grow without cutting, limbing, trimming, pruning, mowing, or other similar activities except as needed for plant health, normal maintenance and renewal.



NOTES:

1. THIS IS NOT A PROPERTY BOUNDARY SURVEY.
2. FEATURES SHOWN ARE APPROXIMATE AND COMPILED FROM TRACES FROM EXISTING PLANS BY OTHERS AND LIMITED ON-SITE FIELD LOCATIONS.
3. SOIL TYPES/CHANGES SHOWN ARE INTERPRETED FROM NRCS ON-LINE SOILS MAPS.
 510B: HOOSIC GRAVELLY FINE SANDY LOAM, 3-8% SLOPES DRAINAGE CLASS: SOMEWHAT EXCESSIVELY DRAINED
 546A: WALPOLE VERY FINE SANDY LOAM, 0-5% SLOPES DRAINAGE CLASS: POORLY DRAINED
 397: IPSWICH MUCKY PEAT (TIDAL) DRAINAGE CLASS: VERY POORLY DRAINED
4. SETBACKS SHOWN ARE APPROXIMATE AND MAY CHANGE WHEN FURTHER ON-SITE WETLAND DELINEATIONS ARE CONDUCTED. ON-SITE WETLAND DELINEATIONS AND FIELD LOCATIONS WILL BE REQUIRED FOR STATE AND LOCAL SEPTIC SYSTEM PERMITTING APPLICATIONS.
5. PROPERTY SHOWN IS SERVICED BY MUNICIPAL WATER SUPPLY. WATER SHUT-OFF BELIEVED TO BE AT WILLOW ROAD NEAR DRIVEWAY ENTRANCE.
6. REFER TO ATTACHMENTS FOR FURTHER DETAILED INFORMATION.

TITLE: WATERFRONT PROPERTY SITE ASSESSMENT SCALED SKETCH

FOR: MICHAEL A. FALZONE AND LAURA J. HARPER FALZONE

DESIGNER: SUSAN J. FARETRA/FARETRA SEPTIC DESIGN LLC
 181 GILE ROAD, NOTTINGHAM, NH
 603-659-6556

SITE: 34 WILLOW AVENUE
 TAX MAP 5, LOT 9
 NORTH HAMPTON, NH

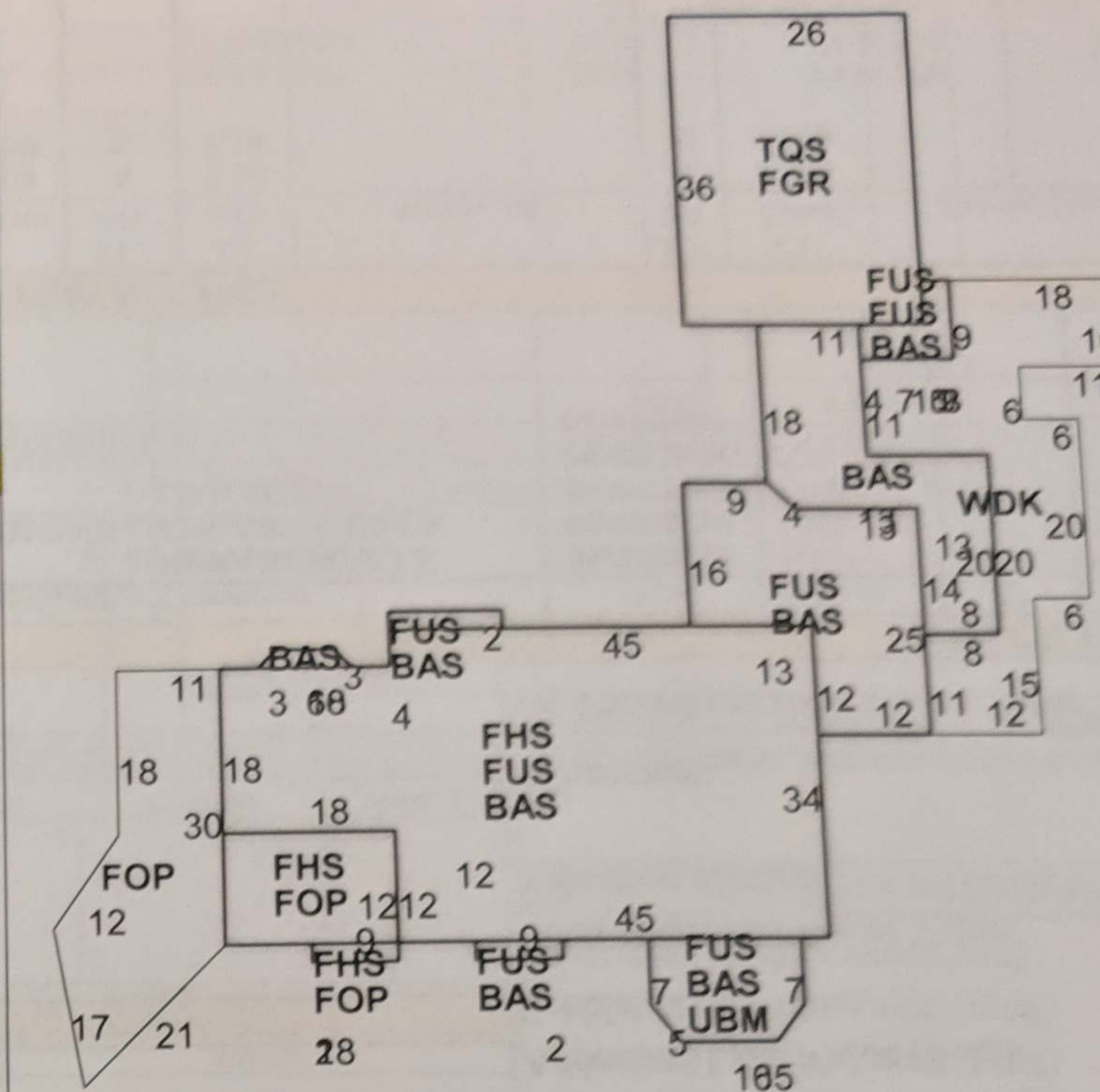
DATE: MAY 19, 2014

SCALE: 1" = 200'

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	03		Colonial				
Model	01		Residential				
Grade	15		Excellent				
Stories	2.5		2 1/2 Stories				
Occupancy	1						
Exterior Wall 1	16		Stucco on Wood				
Exterior Wall 2							
RooF Structure	03		Gable/Hip				
RooF Cover	10		Wood Shingle				
Interior Wall 1	03		Plastered				
Interior Wall 2							
Interior Flr 1	12		Hardwood				
Interior Flr 2							
Heat Fuel	02		Oil				
Heat Type	04		Forced Air-Duc				
AC Type	03		Central				
Total Bedrooms	05		5 Bedrooms				
Total Bthrms	4						
Total Half Baths	1						
Total Xtra Fixtrs	1						
Total Rooms	16						
Bath Style	03		Modern				
Kitchen Style	03		Modern				
MH Park							

MIXED USE		
Code	Description	Percentage
1010	SINGLE FAM MDL-01	100

COST/MARKET VALUATION		
Adj. Base Rate:		284.69
Replace Cost		2,289,458
AYB		1904
EYB		1988
Dep Code		G
Remodel Rating		
Year Remodeled		
Dep %		25
Functional Obslnc		10
External Obslnc		0
Cost Trend Factor		1
Condition		
% Complete		
Overall % Cond		65
Apprais Val		1,488,100
Dep % Ovr		0
Dep Ovr Comment		
Misc Imp Ovr		0
Misc Imp Ovr Comment		
Cost to Cure Ovr		0
Cost to Cure Ovr Comment		



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FPL3	2 STORY CHI			B	3	3,800.00	1988		1		100	7,400
FPO	EXTRA FPL O			B	3	1,200.00	1988		1		100	2,300
FPL	FIREPLACE			B	1	1,600.00	1988		1		100	1,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	3,047	3,047	3,047		867,443
FGR	Garage, Framed	0	936	328		93,378
FHS	Half Story, Finished	1,044	2,088	1,044		297,214
FOP	Porch, Open	0	745	149		42,418
FUS	Upper Story, Finished	2,670	2,670	2,670		760,116
TQS	Three Quarter Story	702	936	702		199,851
UBM	Basement, Unfinished	0	164	33		9,395
WDB	Deck, Wood	0	692	69		19,643
Ttl. Gross Liv/Lease Area:		7,463	11,278	8,042		2,289,458

Property Location: 34 WILLOW AVE
Vision ID: 1336

Account # 003826

MAP ID: 005/ 009/ 000/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

1 Card 1 of 1

State Use: 1010

Print Date: 01/03/2014 13:11

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	Description	Code	Appraised Value	Assessed Value	2225 NO HAMPTON, NH VISION
FALZONE MICHAEL A		04/Rolling	6 Septic	1 Paved		RESIDENTL	1010	1,498,800	1,498,800	
FALZONE LAURA J HARPER			7 Electric			RES LAND	1010	2,414,800	2,414,800	
34 WILLOW AVE			2 Public Water							
NO HAMPTON, NH 03862		SUPPLEMENTAL DATA								
Additional Owners:		Other ID:	005-009-000	Total Fixtur	17					
		Color	TAN							
		Foundation	Stone							
		District	1							
		Layout	Good							
		(not used)								
GIS ID: 005-009-000		ASSOC PID#								
		Total						3,913,600	3,913,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
								Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
FALZONE MICHAEL A		3796/0822	07/02/2002	U	I	0	1A									
CASASSA H ALFRED TRUSTEE		3528/2834	12/21/2000		I	3,450,000	01	2013	1010	1,498,800	2013	1010	1,498,800	2012	1010	1,585,200
CASASSA, H ALFRED TRUSTEE		3374/2751	03/12/1999	U	I	0	02	2013	1010	2,414,800	2013	1010	2,414,800	2012	1010	2,414,800
PORTER, SUSAN B TRUSTEE		3284/2656	04/14/1998		I	1,400,000	01									
								Total:		3,913,600	Total:		3,913,600	Total:		4,000,000
This signature acknowledges a visit by a Data Collector or Assessor																

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD NAME	STREET INDEX NAME	TRACING	BATCH
A/A				

NOTES				
1999:SUB-DIV PLAN D-26198.				
04/07 BP COMPLETE				
UNOBSTRUCTED OCEAN VIEWS				
7/09 CORRECT SKTCH; 6 FPLCE OPENINGS.				
08-10 ADJ PER BTLA SETTLEMENT				

This signature acknowledges a visit by a Data Collector or Assessor

APPAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,488,100
Appraised XF (B) Value (Bldg)	10,700
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	2,414,800
Special Land Value	0
Total Appraised Parcel Value	3,913,600
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	3,913,600

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments		Date	Type	IS	ID	Cd.	Purpose/Result
06-096	09/11/2006	RE	Remodel	10,000	04/17/2007	100		REPAIR WALLS		06/25/2013			PR	60	Vision Field Review
02-105	05/14/2002	AD	Addition	12,000	07/17/2003	100	04/01/2003	ENLARGE DECK		08/03/2010			SM	45	Change Value Chan
7300	05/28/1998	NC	New Construct	280,000		100		GARAGE.		06/09/2009	01		JS	53	ABATE REVIEW
										09/08/2008			KL	40	Hring No Chng
										04/17/2007			JS	51	BP Review

LAND LINE VALUATION SECTION																				
Use Code	Use Description	Zone	Frontage	Depth	Units		Unit Price	L Factor	S A	Acre Disc	C Factor	ST Idx	S.I Adj.	Notes- Adj	Rec Y/N	CU Cond	Special Pricing		Adj. Unit Price	Land Value
1010	SINGLE FAM MDL-01	R2			43,560	SF	3.55	2.1000	9	1.0000	1.00	A	7.30		N	0.000			54.42	2,370,44,
1010	SINGLE FAM MDL-01	R2			1.21	AC	5,000.00	1.0000	0	1.0000	1.00	A	7.30		N	0.000			36,500.00	44,
</																				

gms
d

Card No. 1 of 2

DATE LISTED	APPRASISER	REVIEWER	PRICER
7/28/81	D.W.	Well	Electricity
		Paved	Level
		Gravel	High
		Low	
	Spring	Artesian Well	Water Conn.
		Septic Tank	2
		Sidewalk	Swamp
		Street Lights	Ledge

FOUNDATION		KITCHEN (M O)		ROOFING		G A P		BUILDING		EVAL	DEP	Color Building	Color Trim	Outside	Unfinished	Inspected With	
Concrete 8 10 12	Conc. Block 6 8 12	Counter G A P	Cabinets G A P	Asphalt	Asbestos			Foundation				BEIGE	GREEN			MR. R.	
Stone & Brick	Piers & Loose St.	KITCHEN BUILT-IN		Roll	Metal			Electrical				21x44 966	17x18 300				
Cut Stone		Fan	Fan & Hood	Wood Shingle	Tar & Gravel			Heating				13x24 312	14x25 350				
		Slide-in Range	Countertop Range	Slate				Interior				6x20 180	8x12 96				
BASEMENT		Wall Oven						Millwork				4x14 56	3x16 30				
Full Basement		Dishwasher		FRAMING				Kitchen				9x15 135					
Partial Basement 60%		Disposal		Floor Joist				Floors									
Crawl Space 40%				Ceiling Joist				Plumbing									
Slab								Exterior									
Recreation Room								Roofing									
Finished Basement		ROOMS		Partitions				Framing									
Heated Basement		Bsmt.	2nd 7+					Total									
Open Bsmt. Garage		1st	3rd 2+					Total ÷ 11									
Partial Bsmt. Gr.		FLOORS		Roof Rafters													
		B 1 2 3															
ELECTRICAL		Softwood		BUILDING COMPUTATIONS													
Romex		Hardwood		2 1/2 S	1272 SF	130.60	166100										
Bx Cable		Carpet		2 S	1159 SF	114.30	132450										
Knob & Tube		Composition		1 1/2 S	198 SF	74.45	14750										
Entrance (Amp)		Single		S	2629 SF												
Outlets (G) A P		Concrete		ADD&DEDUCT TO BASE													
HEATING		Dirt		Basement Area			- 6200										
Hot Water		PLUMBING		Basement Finish - Garage			IN GRADE										
Hot Air		4 Pc. Bathroom		Heating			+ 9000										
Steam		3 Pc. Bathroom		Fireplaces													
Flr. or Wall Furn.		3 Pc. Shower Room		Finished or Unfinished Areas													
Gas		2 Pc. Toilet		Attic Floor & Stairs													
Zones		Toilet Only		Attic Finish			+ 550										
Electric		Lavatory		Kitchen Built-ins			+ 8800										
No Central Heat		Water Heater		Plumbing													
Fireplace 2 1/2 St		Kitchen Sink		Tiling			+ 10500										
Fireplace 2 1/2 St		Plastic Pipe		Porches & Decks													
Extra Openings		Galvanized Pipe		REPLACEMENT VALUE				335950									
INTERIOR		Copper Pipe		BUILDING TYPE				CONST.	DIMENSIONS	SQUARE FOOT AREA	CLASS	AGE	COND. FOR AGE	REPLACEMENT VALUE	PHYS. DEP. %	FUNC. DEP. %	ECON. DEP. %
Drywall		Kit. Wains.		DWG	FR	SKETCH	2629	5.5	1904	EXC.	335950	15	10	0	257000		
Paneling		EXTERIOR															
Plaster		Clapboard															
Knotty Pine		Asbestos Shingle															
Insul. Board		Alum. or Vinyl															
Room Dividers		Board & Batten															
Unfinished		Wood Shingle															
Open Stud		Shakes															
Softwood Trim		INSULATION															
Hardwood Trim		STUCCO															
Ornamental Trim		Novelty															
Built-ins		Celotex															
ATTIC		Insul-Brick															
Floor & Stairs		Asphalt Shingle															
Finished Attic																	
MISCELLANEOUS		Brick Veneer															
Vacuum System		Brick-on															
		Stone															
LOCAL MULTIPLIER ()														TOTAL			
														TOTAL =		257000	

NAME _____

Transfer Date

Building only 3/4 Willow at Ocean Blvd.

3

2

RUSSELL, MARY FULLER

DATE LISTED	UTILITIES	ROAD	TOPOGRAPHY
	Electricity	Paved	Level
	Well	Gravel	High
APPRAISER	Spring	Dirt	Low
	Artesian Well	Path	Rolling
REVIEWER	Water Conn.		Steep
	Septic Tank	Sidewalk	Swamp
PRICER	Sewer Conn.	Street Lights	Ledge

[illegible]

[illegible]

NAME	I/B 34 WILLOW AT OCEAN BLVD	
Transfer Date	11/17/95	520
3	MARGARET L. FULLER MEMORIAL TRUST	PROBATE
	FIRST NH INVESTMENT SERVICES CORP &	PROBATE
	HENRY MELVILLE FULLER, TRUSTEES	
2	Est of Mary Fuller Russell	4/11/95
	Probate	353
		83
1	RUSSELL, MARY FULLER	
	P.O. Box 251	
	RYE BEACH, N.H. 03871	
DATE LISTED	12/27/82	
APPRaiser		
REVIEWER	Well	High
	Spring	Dirt
	Artesian Well	Path
PRICER	Water Conn.	Step
	Septic Tank	Sidewalk
	Sewer Conn.	Street Lights
		Ledge

CLASSIFICATION	NO. OF ACRES	UNIT PRICE	BASIC VALUE	TOPO. DEP. %	SIZE DEP. %	APPRaised VALUE	REMARKS OR COMPUTATIONS	SUMMARY OF VALUE	PREVIOUS YEAR	Land	Bldg.	Total
Front Acres							FF CORRECTION - MAP ERROR.					
Rear							PLUS - ADDITIONAL 10% FUNC.					
Rear												
Rear												
Rear												
Rear												
Total Acres	9.4											
FIGURED FRONT	353	200	1250	441250	95	221350						
AVERAGE DEPTH	200	700	700	140000	95	70200						
UNIT PRICE	700	700	700	140000	95	70200						
UNIT PERCENT	700	700	700	140000	95	70200						
FR. FOOT PRICE	700	700	700	140000	95	70200						
BASIC VALUE												
TOPO. DEP. %												
EXCESS FRONT %												
UNDEV. DEP. %												
Paving, Hot Top or Concrete												
UTILITIES (M) (S)												
TOTAL VALUE												
Land	200	200	200	140000	95	70200						
Bldg.	200	700	700	140000	95	70200						
Total	400	900	900	280000	95	140400						
REV. 1982												
Total												
Land	200	200	200	140000	95	70200						
Bldg.	200	700	700	140000	95	70200						
Total	400	900	900	280000	95	140400						
REV. 1982												
Total												
Land	200	200	200	140000	95	70200						
Bldg.	200	700	700	140000	95	70200						
Total	400	900	900	280000	95	140400						
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REV. 1982												
Total												
Land	200	200	200	140000	95	70200						
Bldg.	200	700	700	140000	95	70200						
Total	400	900	900	280000	95	140400						
REV. 1982												
Total												
Land	200	200	200	140000	95	70200						
Bldg.	200	700	700	140000	95	70200						
Total	400	900	900	280000	95	140400						
REV. 1982												
Total												
Land	200	200	200	140000	95	70200						

FOUNDATION			KITCHEN M O			ROOFING			G A P			BUILDING			EVAL			DEP			Color Building			Outside			Inspected With																																																																																																																																																																										
Concrete 8 10 12			Counter G A P			Asphalt						Foundation									Color Trim			Unfinished																																																																																																																																																																													
Conc. Block 6 8 12			Cabinets G A P			Asbestos						Electrical																																																																																																																																																																																									
Stone & Brick			KITCHEN BUILT-IN			Roll						Heating																																																																																																																																																																																									
Piers & Loose St.			Fan			Metal						Interior																																																																																																																																																																																									
Cut Stone			Fan & Hood			Wood Shingle						Millwork																																																																																																																																																																																									
BASEMENT			Slide-in Range			Tar & Gravel						State																																																																																																																																																																																									
Full Basement			Countertop Range			Kitchen																																																																																																																																																																																															
Partial Basement			Wall Oven			Framing						Floors																																																																																																																																																																																									
Crawl Space			Dishwasher			Floor Joist						Plumbing																																																																																																																																																																																									
Slab			Disposal			Ceiling Joist						Roofing																																																																																																																																																																																									
Recreation Room						Partitions						Framing																																																																																																																																																																																									
Finished Basement			Bsmt.			2nd						Total																																																																																																																																																																																									
Heated Basement			1st			3rd						Total																																																																																																																																																																																									
Open Bsmt. Garage			FLOORS			B 1 2 3						Roof Rafters																																																																																																																																																																																									
Partial Bsmt. Grg.			Softwood																																																																																																																																																																																																		
ELECTRICAL			Hardwood																																																																																																																																																																																																		
Romex			Carpet																																																																																																																																																																																																		
Bx Cable			Composition																																																																																																																																																																																																		
Knob & Tube			Single																																																																																																																																																																																																		
Entrance (Amp)			Concrete																																																																																																																																																																																																		
Outlets G A P			Dirt																																																																																																																																																																																																		
HEATING			PLUMBING																																																																																																																																																																																																		
Hot Water			4 Pc. Bathroom																																																																																																																																																																																																		
Hot Air			3 Pc. Bathroom																																																																																																																																																																																																		
Steam			3 Pc. Shower Room																																																																																																																																																																																																		
Flr. or Wall Furn.			2 Pc. Toilet																																																																																																																																																																																																		
Gas			Toilet Only																																																																																																																																																																																																		
Zones			Lavatory																																																																																																																																																																																																		
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No Central Heat			Water Heater																																																																																																																																																																																																		
Fireplace			Kitchen Sink																																																																																																																																																																																																		
Fireplace St			Plastic Pipe																																																																																																																																																																																																		
Fireplace St			Galvanized Pipe																																																																																																																																																																																																		
Extra Openings			Copper Pipe																																																																																																																																																																																																		
INTERIOR			TILING																																																																																																																																																																																																		
Drywall			Bath Floor																																																																																																																																																																																																		
Paneling			Bath Wains.																																																																																																																																																																																																		
Plaster			Bath Walls																																																																																																																																																																																																		
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Insul. Board			Kit. Wains.																																																																																																																																																																																																		
Room Dividers			EXTERIOR																																																																																																																																																																																																		
Unfinished			Clapboard																																																																																																																																																																																																		
Open Stud			Asbestos Shingle																																																																																																																																																																																																		
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Ornamental Trim			Wood Shingle																																																																																																																																																																																																		
Built-ins			Shakes																																																																																																																																																																																																		
INSULATION																																																																																																																																																																																																					
Wall Cap Floor			Novelty																																																																																																																																																																																																		
Storm Windows			Celotex																																																																																																																																																																																																		
ATTIC			Insul-Brick																																																																																																																																																																																																		
Floor & Stairs			Asphalt Shingle																																																																																																																																																																																																		
Finished Attic																																																																																																																																																																																																					
MISCELLANEOUS			Brick Veneer																																																																																																																																																																																																		
Vacuum System			Brick-on																																																																																																																																																																																																		
			Stone																																																																																																																																																																																																		
REPLACEMENT VALUE																		BUILDING COMPUTATIONS																		REMARKS:																																																																																																																																																																	
BUILDING TYPE																		CONST.																		DIMENSIONS																		SQUARE FOOT AREA																		CLASS																		AGE																		COND. FOR AGE																		REPLACEMENT VALUE																		PHYS. DEP. %																		FUNC. DEP. %																		ECON. DEP. %																	
DUG																																																																																																																																																																																																					

CHARLES A GORDON
10 Sea Road
North Hampton, N.H. 03862

BI *copy*
Rec'd
7-28-99

July 27, 1999

Michael Iafolla, Chairman
Zoning Board of Adjustment
North Hampton Town Office Building
North Hampton, N.H. 03862

~~CASE # 97:~~

34 WILLOW AVENUE
005-009-000

Dear Mike;

I understand that the North Hampton Zoning Board has some concern regarding the status under the Little Boar's Head Zoning Ordinance of the home occupation being conducted by Turner Porter at his Willow Avenue residence.

When Mr. Porter sought permission from the Village District to subdivide the Willow Avenue property, he disclosed his intention to conduct his real estate development business in the office space over the garage that he planned to add to the residence. He was advised by Bob Dunkle^{*} that he could conduct such activity, without any special permission from the Little Boar's Head Zoning Board, so long as the activity remained in compliance with the requirements of Section V C, paragraph 10 (captioned "Home Occupation"), of the Little Boar's Head Zoning Ordinance. ** Commissioner, Chair, PB (LBA) Chair, (LBA) ZBA*

The members of the Little Boar's Head Zoning Board understand (as does Mr. Porter) that Section 507 of the North Hampton Zoning Ordinance requires the granting of a special exception by the North Hampton Zoning Board for a home occupation in any residential zone in the town, including of course the Little Boar's Head Village District, even if such activity complies with the limitations and requirements enumerated in that Section.

However, the history of the adoption, in 1982, of Section V C, paragraph 10, of the Little Boar's Head Ordinance, as recorded in the Village District Annual Report for 1981-1982, explains why no special exception is required under our Zoning Ordinance for a home occupation which complies with the provisions of that paragraph. As originally proposed in Article 6 of the Village District Warrant (reproduced on page 3 of the 1981-1982 Annual Report), paragraph 10 did, in fact, specifically require the granting of a special exception by our Zoning Board. That aspect of the proposed paragraph 10 apparently generated some controversy, as noted in the Report of the Village District Commissioners on page 6 of said Annual Report in the following words:
.....there was considerable comment with regard to Proposal Number 1 (the one having to do with "Home Occupations."). This has accordingly been modified and the revised amend-

ment is the one on which you will be asked to vote.

The current wording of paragraph 10, from which the special exception requirement had been deleted, is the revised amendment referred to in the foregoing passage.

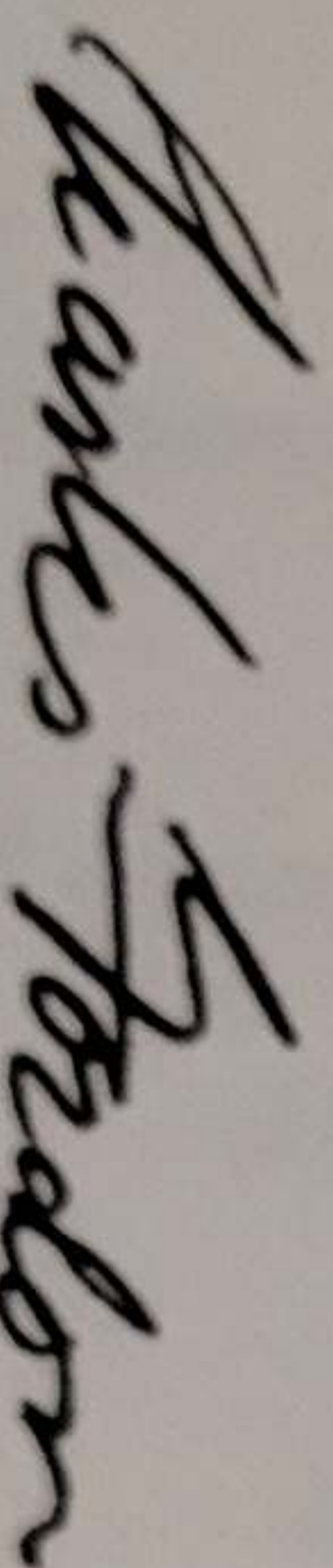
I can readily understand that the Town Zoning Board, not having the benefit of the above "legislative history," might have been misled by the words, "may be permitted," which appear in the third line of Section V C, paragraph 10, of the Little Boar's Head Ordinance, interpreting those words as requiring our Zoning Board to grant a special exception to "permit," in effect, a home occupation as described in that paragraph.

The presence of those words is admittedly confusing, and by copy of this letter to my fellow Village District Commissioners, I suggest that we request the Little Boar's Head Planning Board to consider appropriate textual revision, either once again to propose that a special exception for home occupations be a requirement of our Zoning Ordinance or to make clear that our Ordinance imposes no such requirement. However, due to the public notice and hearing requirements of New Hampshire law applicable to zoning ordinance changes, it will not be possible to adopt such a revision at the forthcoming Annual Meeting of the Village District on September 7, 1999.

I hope that, based on the foregoing, the North Hampton Zoning Board will now be able to consider on its merits Mr. Porter's application for a special exception regarding his home occupation.

Please feel free to contact me at 964-4123 if you wish to discuss this matter further.

Very truly yours,



Charles Gordon,
Village District Commissioner and Chairman,
Little Boar's Head Zoning Board of Adjustment

Copies for:

Katherine H. Southworth
George A. Kinser
W. Turner Porter

OCCUPANCY CERTIFICATE

TOWN OF NORTH HAMPTON, N.H.

Certificate of Occupancy NO. 995-9 (for Permit # 7300, 5-28-98)

This certifies that the building (structure) located at 34 Willow Ave. (Street & No.)

and known as Map No. 5 Lot No. 9 may be
occupied in accordance with the provisions of the Building Code of the Town of North Hampton as
hereinafter specified.

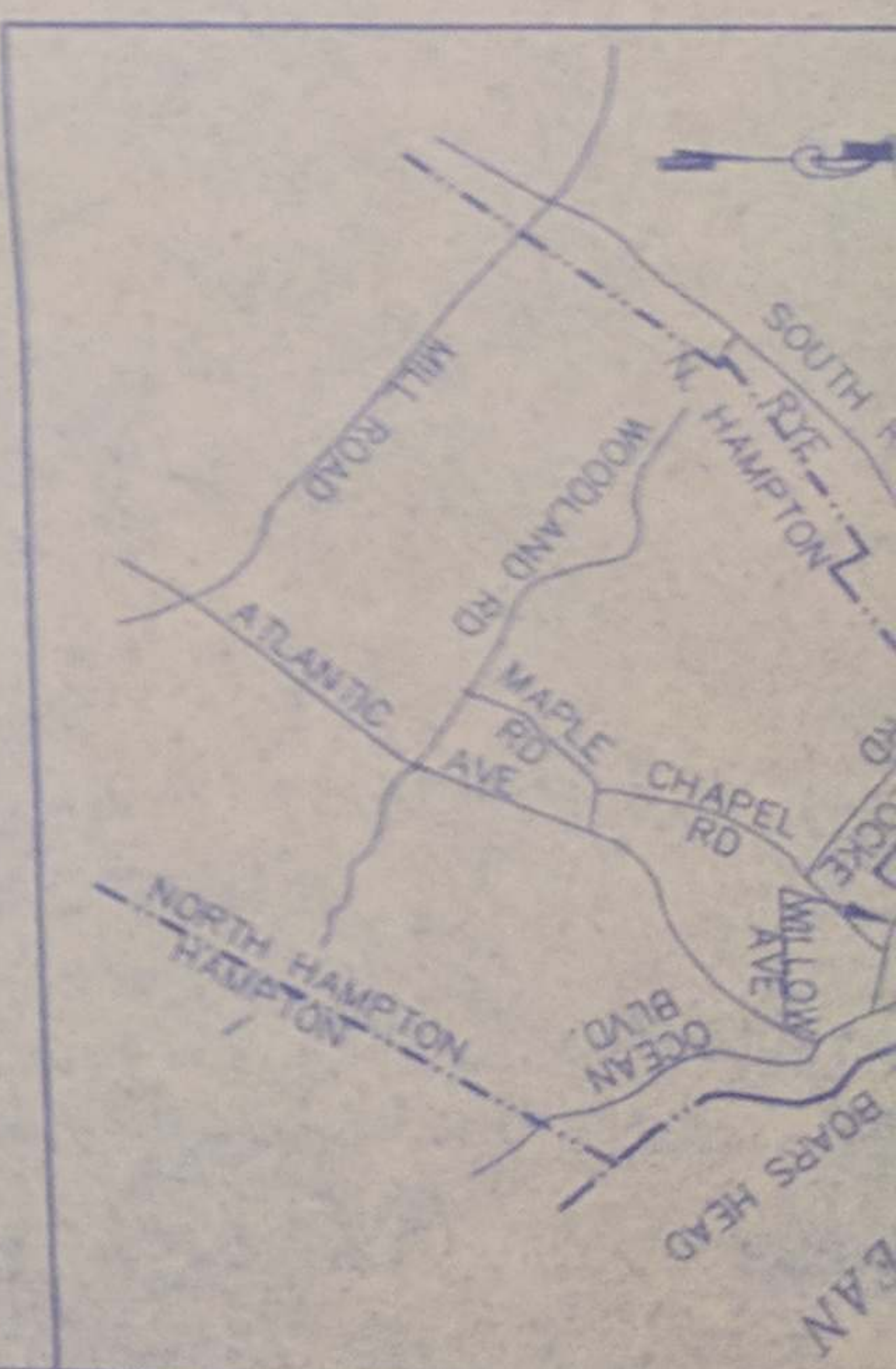
STORY	LIVE LOADS	PERSONS ACCOMMODATED	USE
3	40 [#]	4 brm	Res

This certificate issued to Turner Porter

DATED 7-2-99

[Signature]
Building Official

White - Occupant, Canary - Selectman, Pink - Bldg. Official



LOCUS
SCALE: 1"=2000'

PLAN REFERENCES:

1. SEE PLAN ENTITLED "LOT LINE ELIMINATION PLAN - OCEAN BOULEVARD & WILLOW AVE - LITTLE BOARS HEAD VILLAGE DISTRICT - NORTH HAMPTON, N.H. - FOR MARGARET L. FULLER MEMORIAL TRUST" BY DURGIN, VERRA AND ASSOC. DATED 12/22/94 AND RECORDED AS PLAN #D-24447 ROCKINGHAM COUNTY REGISTRY OF DEEDS
2. DUDLEY SURVEY, OCEAN BLVD., RYE AND NORTH HAMPTON, N.H., FILE #31228 AND PROJECT P3209 SHEETS DATED 1978, SHEET 5 OF 8 AND 1945 LAYOUT, N.H.D. DIVISION 6 OFFICE, DURHAM, N.H.
3. LAND OF ALVAN T. FULLER, LITTLE BOARS HEAD, N.HAMPTON, N.H. FROM FIELD BOOK #9, PAGE 65 OF EDWARD J. SMITH ON FILE AT DURGIN, VERRA AND ASSOCIATES, INC.
4. PLAN OF LOT, LITTLE BOARS HEAD, NORTH HAMPTON, N.H., FOR ROCKLEDGE INC., AUG. 1947, BY JOHN DURGIN RECORDED AS PLAN # 01535 R.C.R.D.

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE EXISTING LOT 9 ON MAP 5 OF THE NORTH HAMPTON TAX MAPS CONSISTING OF 9 ACRES ± INTO TWO LOTS CONSISTING OF A 6.87 ACRE ± PARCEL AND A 2.18 ACRE ± ON PARCEL EACH NEW LOT HAS A MINIMUM OF 1 ACRE OF UPLAND SOILS

LITTLE BOARS HEAD RESIDENTIAL ZONING DISTRICT
MINIMUM LOT SIZE - 2 AC.
FRONT, SIDE AND REAR BUILDING SETBACK - 30'
WETLAND SETBACK - 75'
MINIMUM FRONTAGE - 175'

FEMA FLOOD ZONES A2, AO, & C (PANEL 330232 0005 B, JUNE 3, 1985)

OWNER OF RECORD
MARGARET L. FULLER MEMORIAL TRUST
SEE PROBATE DOCKET #87614 H.C.R.P.
SEE PROBATE DOCKET #95-0259 R.C.R.P.
AND THE FOLLOWING REFERENCE DEEDS:
BOOK 975 PAGE 376 DATED OCT 26, 1940 (FORMER RAILROAD)
BOOK 732 PAGE 207 - OCT 21, 1919
BOOK 595 PAGE 120 DATED MAR 26, 1903
BOOK 595 PAGE 121 DATED APRIL 2, 1903

Site Plan Approved by

Little Boars Head

ZBA 12/17/98. PB 1-29-98

D-26198 415-98 (4/14/98)

W. TURNER PORTER, JR.
102 ATLANTIC AVENUE, N. HAMPTON, N.H.

PROPOSED SITE DEVELOPMENT
LOT 9-1

WILLOW AVE, NORTH HAMPTON, N.H.

JONES & BEACH ENGINEERS, INC.

85 PORTSMOUTH AVENUE
STRATHAM, N.H. 03885
PHONE 772-4746 FAX 772-0227

DRAWING NO.

A3

SCALE	DATE	FILE	REV.	SHEET NO.
1" = 50'	1/29/98	WILLOW - 3	0	1 OF 1



SEE PLAN REFERENCE #1

MAP 5 LOT 5
MARGARET L. FULLER MEMORIAL TRUST
R.C.R.P. #95-0259

FLOOD ZONE C

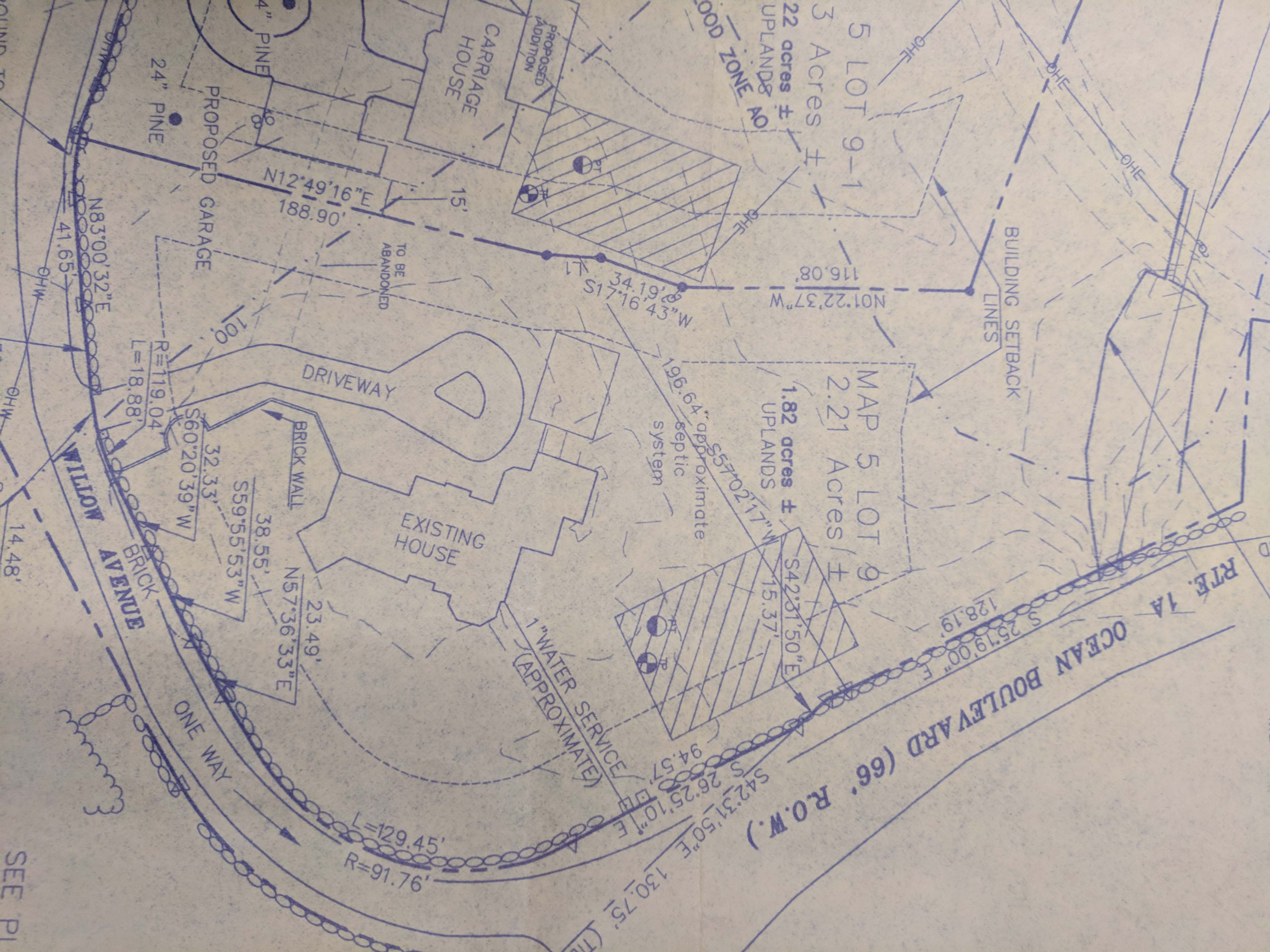
BOUND TO

P 5 LOT 3
FRANK AND DOROTHY COLE
2377 PAGE 0731 R.C.R.D.

LINE	LENGTH	BEARING
L1	21.45	N01°48'57"W

CURVE	LENGTH	RADIUS
C1	24.49	97.13
C2	21.28	97.13

NO.	DATE	REVISION	DW
4	8/12/98	4K TEST PITS, WATER SERVICES	DW
3	5/28/98	LOT LINE ADJUSTMENT	DW
2	4/15/98	MINOR LOT LINE REVISION	DW
1	1/30/98	WETLANDS CRITERIA	PRWH
0	1/29/98	ISSUED FOR APPROVAL	DW
DESIGNED	DW	CHECKED	KAS
		APPROVED	RBU
		DRAWN	



SEE PI

MAP 5 LOT 9
2.21 Acres \pm

1.82 acres \pm
UPLANDS

S 42°31'50" E
15.37'

approximate
septic
system

RED - Existing
BLUE - Proposed

SEE ATTACHED PLAN
FOR DIMENSIONS + DETAILS

EXISTING
HOUSE

DRIVEWAY

BRICK WALL

23.49'
N 57°36'33" E

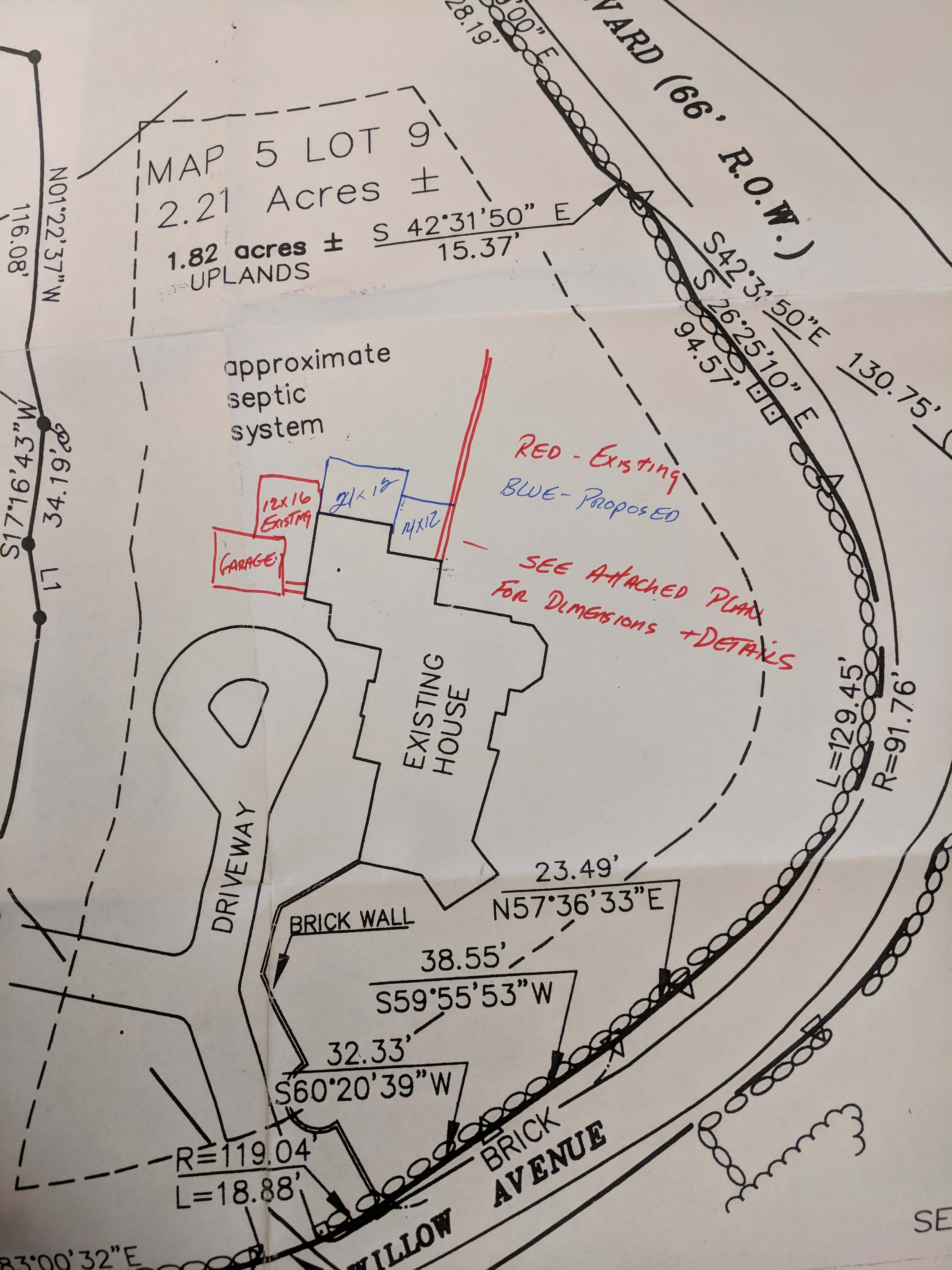
38.55'
S 59°55'53" W

32.33'
S 60°20'39" W

R=119.04'
L=18.88'

BRICK
AVENUE

WILLOW



BUILDING SETBACK
120'ES

*15 feet
Backyard*

MAP 5 LOT 9

1.82 acres ±
UPLANDS

NEW DRAINAGE

6" approximate
septic system

Existing DECK

Pump

EXISTING HOUSE

DRIVEWAY

BRICK WALL

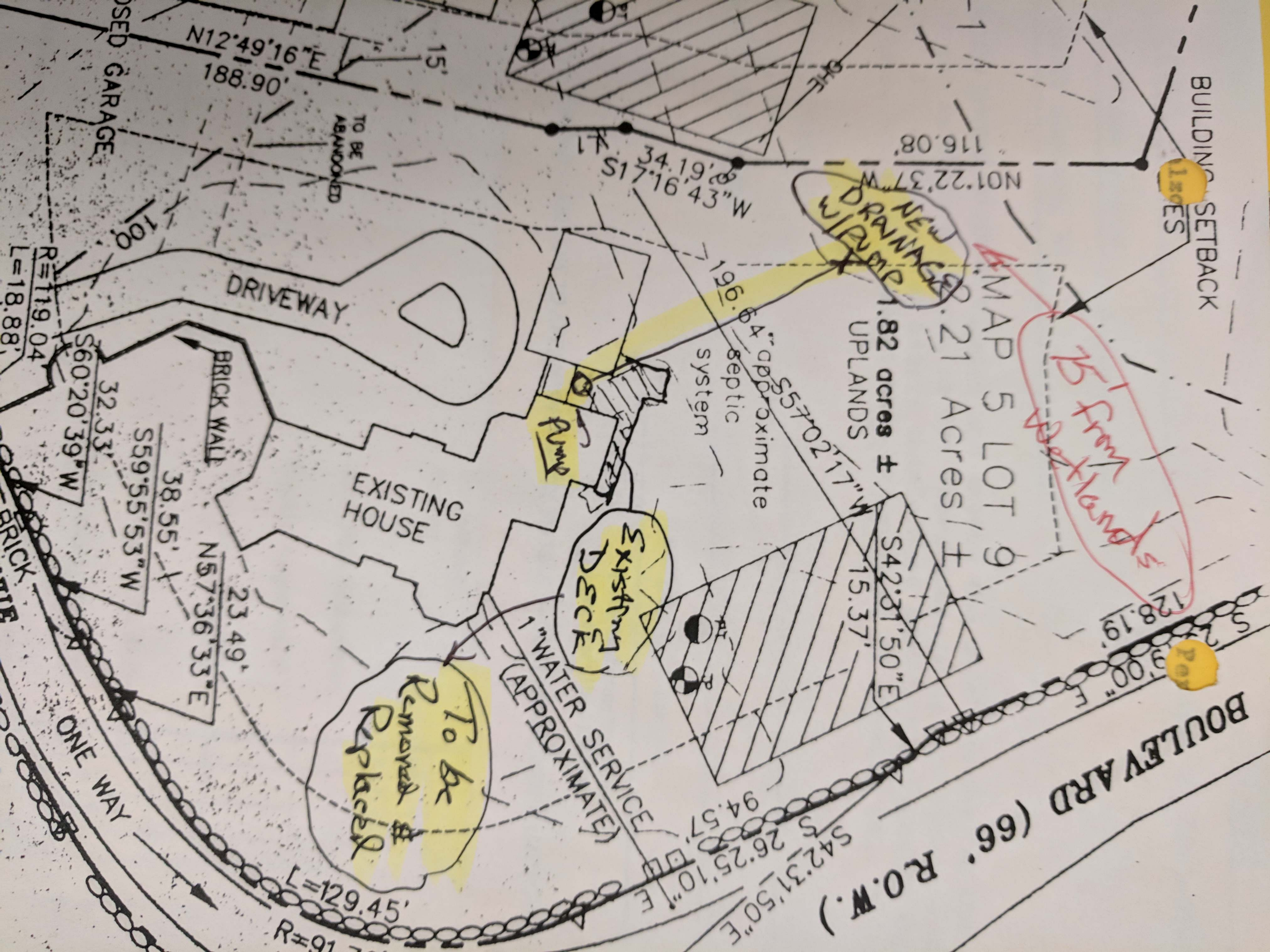
TO BE
ABANDONED

*To be
Removed &
Replaced*

1" WATER SERVICE
(APPROXIMATE)

ONE WAY

BOULEVARD (66' R.O.W.)





August 19, 1999

Mr. Turner Porter
34 Willow Avenue
North Hampton, NH 03862

Case 99:17, Tax Map 5 Lot 9

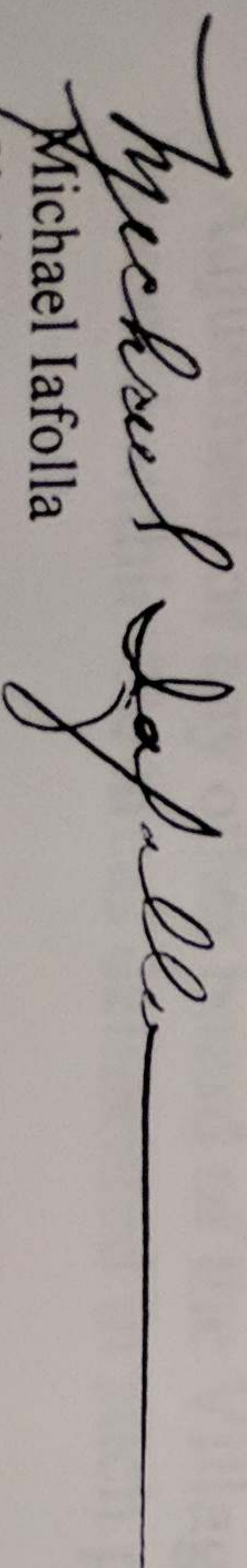
Dear Mr. Porter,

The North Hampton Zoning Board of Adjustment has voted to grant you a Special Exception as provided in Article IV, Section 405, and in Article V, Section 507 to allow you to you to conduct a Home Occupation, and operate a professional office at this location. The approval is based on your presentation to the Zoning Board of Adjustment at two meetings on July 21, 1999, and on August 18, 1999.

After reviewing the petition and after hearing all of the evidence and by taking into consideration the personal knowledge of the property in question, the North Hampton Zoning Board of Adjustment has determined the following findings of fact:

- 1 The home occupation shall be carried on by a member of the family residing in the dwelling unit with not more than two employees who are not part of the family.
- 2 The home occupation shall be carried on wholly within an accessory structure.
- 3 Exterior displays or signs other than those permitted under Section 506, exterior storage of materials, and exterior indication of the home occupation or variation from the residential character of the principal structure shall not be permitted.
- 4 Objectionable noise, vibration, smoke, dust, electrical disturbance, odors, heat, or glare shall not be produced.
- 5 Articles not produced on the premises shall not be sold on the premises.

Sincerely,


Michael Lafolla
Chairman

ZONING PERMIT

Little Boar's Head District,
A Village District within North Hampton, N.H.

Date 29 May 98

Issued to: Turner & Susan Porter

Permit # 1997-98-4

34 Willow Avenue

North Hampton, NH 03862

Permission is hereby granted for you to: Remodel and add to existing residential property located at above address as per attached drawings. All conditions of Little Boar's Head District zoning ordinances must be met. All legal setbacks from streets, lot lines, and wetlands must be maintained. All town, state, and federal regulations must be adhered to.

This permit is issued subject to any necessary approval from the Town of North Hampton or others.

George A. Kinser

Board of Zoning Inspectors
Little Boar's Head District

WHITE COPY FOR POSTING — YELLOW TO APPLICANT — PINK TO FILE — GOLD TO NORTH HAMPTON

• OCCUPANCY

SINGLE FAMILY

• FLOORS

CEMENT

PINE

B

1

2

BUILDING PERMIT -- North Hampton, N.H.

WHITE - APPLICANT
YELLOW - BLDG. INSPECTOR
PINK - POST TOWN OFFICE

BUILDING PERMIT FEES
\$5.00
PER EACH \$1,000
OR PART THEREOF

PLEASE MAKE CHECKS PAYABLE TO:
"TOWN OF NORTH HAMPTON"

NO. 7300
FEE REQUIRED \$1400
DATE RECEIVED 5-28-98
PERMIT GRANTED 5-28-98 DATE _____
SIGNED [Signature] BUILDING INSPECTOR

The issuance of this permit represents merely an opinion by the issuing agent that all applicable legal requirements have been met. The town cannot and does not make any warranties as to safety or as to compliance with applicable legal requirements. Conformance with the law is the owner's responsibility.

Construction must begin within six (6) months of the date of issuance of the permit and must be completed within twelve (12) months of the date of issuance. Unless construction is commenced and completed within the required period of time a new application for a building permit must be filed with the Building Inspector.

Amendments to
"North Hampton Zoning Ordinance"
of September 17, 1946, as adopted March 6, 1973
and subsequently adopted amendments to date.

SECTION VII, PERMITS:

No person shall commence any construction or major alteration without a written permit for the same from the Building Inspector or duly authorized enforcing agency.

BUILDING PERMIT DATA

OWNER I. PORTER
CONTRACTOR J. HIPPEEN
ADDRESS KITTERY
LOCATION OF STRUCTURE 34 WILLOW
SIZE AND TYPE OF CONSTRUCTION 3-car garage + renovation
SIGNATURE OF OWNER _____
TOTAL COST \$280,000
DISTANCE FROM HIGHWAY _____
DISTANCE TO RIGHT HAND LOT 30'6"
DISTANCE TO LEFT HAND LOT _____
DISTANCE TO REAR LOT _____
SQUARE FOOT AREA -- 1ST FLOOR _____
SQUARE FOOT AREA -- 2ND FLOOR _____
SQUARE FOOT AREA -- 3RD FLOOR _____

ALL CONSTRUCTION MUST COMPLY WITH
NATIONAL ELECTRICAL CODE, BOCA BASIC BUILDING CODES
AND BOCA PLUMBING CODE

• OCCUPANCY		• FLOORS			
SINGLE FAMILY	<input checked="" type="checkbox"/>	CEMENT	B	1	2 3
TWO FAMILY		PINE			
APARTMENT		HARDWOOD			
STORE		CARPET			
OFFICES					
WAREHOUSE		• INTERIOR FINISH	B	1	2 3
		PLASTER			
		SHEETROCK			
• FOUNDATION	<input checked="" type="checkbox"/>	PANELING			
CONCRETE BLOCK		WOODSTOVE			
BRICK OR STONE		FIREPLACE			
PIERS					
NO CELLAR					
INSULATION					
• EXTERIOR WALLS		• HEATING			
CLAPBOARDS	<input checked="" type="checkbox"/>	HOT AIR FURNACE			
WIDE SIDING		FORCED AIR FURNANCE			
DROP SIDING		STEAM			
NO SHEATHING		HOT WATER OR VAPOR			
WOOD SHINGLES		NO HEATING			
		ELECTRIC			
VINYL SIDING		GAS BURNER			
		OIL BURNER			
INSULATION		SOLAR			
		HEAT PUMP			
• ROOFING		• PLUMBING			
ASPH. SHINGLES	<input checked="" type="checkbox"/>	BATHROOM			
WOOD SHINGLES		TOILET ROOM			
METAL		KITCHEN SINK			
ROLL ROOFING		STD. WATER HEATER			
INSULATION		AUTO. WATER HEATER			
		ELEC. WATER SYSTEM			
• REPAIRED SEPTIC TANK		SOLAR WATER HEATER			
• NEW SEPTIC SYSTEM		• LIGHTING			
		ELECTRIC			
		SERVICE AMPERAGE			
		• NO. OF ROOMS			
		BSMT.		2ND	
		1ST		3RD	

- Do I need a shoreland permit to install or repair a septic system?
In accordance with Env-Wq 1406.04(d)(8), if an existing septic system has failed and the septic system can be repaired in accordance with Env-Wq 1002.74, a shoreland impact permit is not required.

If a new septic construction approval is obtained and there is no proposed increase in sewerage loading from the structure(s) served by the existing system, a shoreland impact permit is not required provided the new system meets the setback requirements of RSA 483-B:9, V (c) and the unaltered state requirement of RSA 483-B:9, V (b) (25% of the area between 50 ft and 150 ft from the reference line must remain in an unaltered state) to the greatest extent feasible.

Installation of new septic systems on previously undeveloped lots and installation of replacement septic systems that must occur as a result of proposed increases in sewerage loading from the existing structure(s) requires a shoreland impact permit.

▲ [Back to Top](#)

(c) Septic Systems.

(1) The subdivision of a parcel of land shall be subject to subdivision approval by the department of environmental services under RSA 485-A:29 if any portion of the land to be subdivided is within the protected shoreland.

(2) The following conditions, based on the characteristics of the receiving soil as they relate to U.S. Department of Agriculture, Natural Resources Conservation Service drainage classes, shall dictate the setback requirements for all new leaching portions of new septic systems, as follows:

(A) Adjacent to ponds, lakes, estuaries, and the open ocean.

(i) Where the receiving soil downgradient of the leaching portions of a septic system is a porous sand and gravel material with a percolation rate equal to or faster than 2 minutes per inch, the setback shall be at least 125 feet from the reference line;

(ii) For soils with restrictive layers within 18 inches of the natural soil surface, the setback shall be at least 100 feet from the reference line; and

(iii) For all other soil conditions, the setback shall be at least 75 feet from the reference line.

(B) Adjacent to rivers the setback shall be no less than 75 feet.

(3) The placement of all septic tanks and leaching portions of septic systems for replacement systems shall comply with the requirements of subparagraph (c)(2), to the maximum extent feasible.

ENVIRONMENTAL Fact Sheet



29 Hazen Drive, Concord, New Hampshire 03301 • (603) 271-3503 • www.des.nh.gov

WD-SSB-10

2016

Selling Developed Waterfront Property *Site Assessment Study Required*

Relevant Laws: RSA 4:40-A, 485-A:2, 485-A:39, RSA 483-B:4

Relevant NHDES Administrative Rule: Env-Wq 1025

Statutory Requirements

Prior to executing a purchase and sale agreement for any “developed waterfront property” using a septic disposal system, an owner shall, at his or her expense, engage a permitted subsurface sewer or waste disposal system designer to perform an on-site assessment study.

“**Developed waterfront property**” means any parcel of land upon which stands a structure suitable for either seasonal or year-round human occupancy, where such parcel of land is contiguous to, or within, 200 feet of the [reference line](#) of all waterbodies protected under RSA 483-B, the (Shoreland Water Quality Protection Act). Waterbodies protected under RSA 483-B includes: All lakes and ponds greater than 10 acres, all 4th order and greater streams and rivers, all designated rivers and river segments under RSA 483-A (The Rivers Management and Protection Act) and all waters subject to the ebb and flow of the tide (including tidal marshes, rivers and estuaries). The [Consolidated List of Waterbodies Jurisdictional under the Shoreland Water Quality Protection Act](#) is a comprehensive list of all freshwater bodies protected under RSA 483-B. **Please note:** A *Site Assessment Study* must be conducted whenever any part of the property is within 200 feet of the reference line, not merely when the structure or septic disposal system is within 200 feet of the reference line.

The *Site Assessment Study* is a form prepared by a [NHDES-permitted septic system designer](#) that you, as the seller, hire to determine if your site meets the current standards for septic disposal systems established by NHDES. The Site Assessment Study form is **not** submitted to NHDES. The completed Site Assessment Study form is transferred from the seller to the buyer and becomes part of the purchase and sales agreement.

In instances where a subsequent sale of a developed waterfront property occurs for which a Site Assessment Study has already been conducted for a previous sale, if no changes occurred to the information required on the original Site Assessment Study, the property owner and assessor may certify that no change in the information required has changed in lieu of conducting a new site assessment study.

The site assessment study was originally required prior to listing or offering a waterfront property for sale but, since 1993, it has been required prior to executing a purchase and sale agreement and must include an on-site inspection. The site assessment form may be obtained from the Subsurface Systems Bureau, or on-line at: http://des.nh.gov/organization/commissioner/pip/forms/ssb/documents/ssb_site_assess.doc.

For More Information

If you have any questions concerning septic systems, contact the NHDES Subsurface Systems Bureau at (603) 271-3501, or 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095; Fax: (603) 271-6683; <http://des.nh.gov/organization/divisions/water/ssb/index.htm>.



RSA 483-B

Shoreland Water Quality Protection Act (SWQPA)

A Summary of the Standards

A STATE SHORELAND PERMIT is required for most new construction¹, excavation² and filling³ activities within the Protected Shoreland. (See definitions below) Forest management not associated with shoreland development or land conversion, and conducted in compliance with RSA 227-J:9 and agricultural activities and operations defined in RSA 21:34-a and governed by RSA 430 are exempt from the provisions of the SWQPA. Impacts that receive a wetlands permit under RSA 482-A, e.g., beaches, docks and shoreline retaining walls do not require a shoreland permit. A complete list of activities that **do not** require a shoreland permit can be found on the [Shoreland Program Page](#) by visiting www.des.nh.gov.

250 feet from Reference Line — THE PROTECTED SHORELAND:

Impervious Area⁶ Limitation. Best management practices recommend no greater than 30% of the area of a lot within the protected shoreland be composed of impervious area⁶. If one wishes to exceed this recommendation, a stormwater management system must be designed and installed by a professional engineer and, if any waterfront buffer grid segment does not meet the minimum required 50 point tree and sapling point score, each deficient grid segment must be planted with additional vegetation so that it at least achieves the minimum required point score. All projects that propose to exceed 20% impervious area of the lot within the protected shoreland must implement a [stormwater management plan](#) to infiltrate increased stormwater from development.

Other Restrictions/ Notes:

- No establishment/expansion of salt storage yards, auto junk yards, solid waste and hazardous waste facilities.
- Setback requirements for all new septic systems are determined by soil characteristics.
 - 75 feet for rivers and areas where there is no restrictive layer within 18 inches and where the soil down gradient is not porous sand and gravel (perc>2 min.).
 - 100 feet for soils with a restrictive layer within 18 inches of the natural soil surface.
 - 125 feet where the soil down gradient of the leachfield is porous sand and gravel (perc rate equal to or faster than 2min/in.).
- In accordance with RSA 485-A, when selling developed waterfront property, a *Site Assessment Study* is required for all properties with on-site septic that are contiguous to or within 200 feet of waterbodies jurisdiction under the SWQPA. For more information relative to site assessments, contact the NH [Subsurface Systems Bureau](#) at (603) 271-3711.
- In accordance with RSA 485-A:17, an Alteration of Terrain Permit is required for any project that proposes to disturb more than 50,000 sq ft of contiguous terrain if any portion of the project is within the protected shoreland or disturbs an area having a grade of 25% or greater within 50 feet of any surface water.

Within 50 feet to 150 feet from Reference Line — NATURAL WOODLAND BUFFER LIMITATIONS:

- At least 25 percent of the area between 50 feet and 150 feet from the reference line must be maintained in an unaltered state⁵. (see [Vegetation Management for Water Quality Fact Sheet](#))

50 feet from Reference Line — WATERFRONT BUFFER

- All primary structures must be set back at least 50 feet from the reference line⁴. Towns may maintain or enact greater setbacks.
 - Within 50 feet from the reference line⁴, a vegetative buffer must be maintained. Within the waterfront buffer, tree coverage is managed with a 50 x 50 foot grid and point system. Trees and saplings may be removed provided the sum point score of the remaining trees and saplings within the affected grid segment is at least 25 points. (see [Vegetation Management for Water Quality Fact Sheet](#))
- No ground cover shall be removed except for a footpath to the water that does not exceed 6 feet in width and does not concentrate stormwater or contribute to erosion.
- Ground cover must remain intact. No cutting or removal of vegetation below 3 feet in height (excluding previously existing lawns and landscaped areas). Stumps, roots, and rocks must remain intact within the ground. Stumps of legally removed trees may be ground flush to the ground.
- Pesticide and herbicide applications can be applied by a licensed applicator only.
- Only low phosphorus, slow release nitrogen fertilizer can be applied beyond 25 feet of the reference line.

“¹CONSTRUCTION”- Erecting, reconstructing or altering any structure(s) that result in an increase in impervious area.

“²EXCAVATION” - To dig, remove, or form a cavity or hole within the ground with mechanized equipment.

“³FILL” - To place or deposit materials such as rocks, soil, gravel, sand or other such materials.

“⁴REFERENCE LINE”- The reference line is the point from where all setbacks are determined. For *coastal waters* it is the highest observable tide line; for *rivers* it is the ordinary high water mark and for *lakes and ponds* it is the surface elevation listed on the [Consolidated List of Waterbodies subject to the SWQPA](#).

“⁵UNALTERED STATE” - native vegetation allowed to grow without cutting, limbing, trimming, pruning, mowing, or other similar activities except as needed for renewal or to maintain or improve plant health.

“⁶IMPERVIOUS AREA” - means any modified surface that cannot effectively absorb or infiltrate water. Examples of impervious surfaces include, but are not limited to, roofs, and unless designed to effectively absorb or infiltrate water, decks, patios, and paved, gravel, or crushed stone driveways, parking areas, and walkways.